INDEPENDENCE
MISSOURI
A GREAT AMERICAN STORY

Planning Commission

October 14, 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 – September 9, 2025**

2. **Case 25-310-02 – Preliminary Plat –** A request for Preliminary Plat approval for a tract of land Northeast of the intersection of Highway M-78 and Little Blue Parkway.

PUBLIC HEARINGS

1. **Case 25-100-18 – Rezoning – North Square** - A request to rezone the properties generally located North of Farmer, South of Nettleton, East of Spring and West of Main from R-30 (High Density Residential) to R-6 (Single Family Residential) and R-6/PUD (Single Family Residential/Planned Unit Development).

2. **Case 25-100-19 – Rezoning – North Dodgion** - A request to rezone the properties along Dodgion Avenue between College Avenue and US 24 Highway from C-1 (Neighborhood Commercial) and C-2 (General Commercial) to R-6 (Single Family Residential) and R-6/PUD (Single Family Residential/Planned Unit Development).

3. **Case 25-100-20 – Rezoning – 1116 S Woodland Ave & 1506 W 23rd Street** - A request

to rezone the properties at 1116 S Woodland & 1506 W 23rd Street from I-1 (Industrial) to R-12 (Two Family Residential).

4. **Case 25-200-10 – Special Use Permit – 711 N Arapaho Street –** A request to operate a Bed & Breakfast at the property.

5. **Case 25-200-11 – Special Use Permit – 1112 Dickinson Road –** A request to operate a light equipment sales business at the property.

ROUNDTABLE - NEXT MEETING OCTOBER 28, 2025

ADJOURNMENT

INDEPENDENCE
MISSOURI
A GREAT AMERICAN STORY

Planning Commission Minutes

September 9, 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 9/9/2025, in the 111 E Maple Avenue, Independence, MO 64050. The meeting was called to order.

ROLL CALL

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

CONSENT AGENDA

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

1. **Planning Commission Minutes – August 26, 2025**

Motion

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

OTHER BUSINESS

1. **Case 25-400-11 – Short-Term Rental – 1115 S Leslie Street** – 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.

Applicant Comments

Bryan Barton, 114 Park Ave, Kansas City, stated he has over 40 years of hospitality experience and currently operates one short-term rental in Independence with a 5-star rating. He noted the property is within 20 minutes of his residence and has undergone several updates, including the installation of a new water heater.

James Wendleton stated he has met several of the neighbors and expressed his desire to give back to the neighborhood.

In response to Commissioner Nesbitt's question, Mr. Barton stated the office would be converted into a fourth bedroom and emphasized they would host no more than six guests at the property.

Public Comments
No public comments.

Motion
Commissioner Edward Nesbitt made a motion to approve the case with the conditions as modified by staff to include four bedrooms with a maximum of six guests. Commissioner Virginia Ferguson seconded the motion. The motion was approved Yes 6, No 0, Abstained 0.

2. **Case 25-400-12 – Short-Term Rental – 201 N Hardy Avenue –** A request to operate a Short-Term Rental.

*Commissioner Ashbaugh entered the meeting at 6:32 p.m.

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.

Applicant Comments
Adriana Bobbitt, 711 N Arapaho, stated that she and her husband, Nathaniel, have put their heart and soul into the house. She noted they have completed many renovations and have built friendships with neighbors.

Public Comments

Mark Pocock, 910 N Claremont, stated that the neighbors are not supportive of the application. He reported a party at the property with over 100 attendees, during which police recovered

numerous firearms. Mr. Pocock added that the property had been operating as a short-term rental prior to the application and speculated the applicant was discovered as a result of the party.

In response to Chairwoman Wiley's question, Mr. Harker confirmed that the property had been operating as a short-term rental before an application was submitted.

Nathaniel Bobbitt, 711 N Arapaho, stated he was not aware of any police chases leaving from the property. He acknowledged one incident in which a guest blocked a camera and approximately 30 people arrived. Ms. Bobbitt stated they contacted Airbnb to have those guests banned. She further explained that they reviewed all camera footage and observed no police presence.

Ms. Bobbitt confirmed to Commissioner Nesbitt that a noise monitoring device has since been installed at the property.

Motion

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

PUBLIC HEARINGS

1. **Case 25-175-05 – UDO Amendment #76 – Community Garden** - A request to amend the Unified Development Ordinance relating to community gardens.

Staff Presentation

Rick Arroyo presented the case and reviewed the proposed changes.

In response to Chairwoman Wiley, Mr. Arroyo stated that a community garden currently does not require a permit. He explained it is allowed as a use on a site but is subject to restrictions such as setbacks.

Mr. Arroyo stated the City currently has only one community garden but has received inquiries about establishing additional gardens with structures for educational uses.

In response to Commissioner Young, Mr. Arroyo explained the code would determine the allowable size of any buildings. Commissioner Young also asked who would own the structure, and Mr. Arroyo clarified that ownership would rest with the property and garden owner, who would be responsible for paying property taxes on the building.

Commissioner Torres noted that when a recent community garden failed, conversations with community members revealed a lack of gathering space for educational purposes as a contributing factor. He added that the absence of a building also resulted in inadequate parking for community members.

In response to Commissioner Ashbaugh, Mr. Arroyo confirmed that community gardens could

be located in any zoning district. Commissioner Ashbaugh questioned whether temporary buildings or trailers would be permitted, and Mr. Arroyo explained such structures would be required to follow accessory building code standards.

Public Comments
No public comments.

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

2. **Case 25-175-06 – UDO Amendment #77 – ARTS District Electronic Message Signs** – A request to amend the Unified Development Ordinance to allow electronic message signs in the ARTS District.

Staff Presentation

Rick Arroyo presented the case and reviewed the proposed changes.

In response to Chairwoman Wiley's question, Commissioner Ferguson stated she believed the ARTS District originally did not want electronic message signs.

Mr. Arroyo stated that electronic message signs have improved with technology and noted there are now codes regulating brightness and size.

In response to Commissioner Young's question, Mr. Arroyo explained the proposed signs would be similar to the Farmer's Market sign and would not be illuminated.

Commissioner Torres stated he believes the change would benefit the ARTS District and emphasized the City's desire to remain competitive with other cities.

Public Comments
No public comments.

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

ROUNDTABLE - NEXT MEETING OCTOBER 14, 2025

ADJOURNMENT

The meeting was adjourned at 7:00 p.m.

INDEPENDENCE
★ COMMUNITY DEVELOPMENT ★

Planning Commission
Staff Report

MEETING DATE: October 14, 2025 **STAFF:** Brian Harker, Planner

PROJECT NAME: Eastgate Commerce Center (Phase 3)

CASE NUMBER/REQUEST: **Case 25-310-02 – Preliminary Plat –** A request for Preliminary Plat approval for a tract of land Northeast of the intersection of Highway M-78 and Little Blue Parkway.

APPLICANT: Northpoint Development

OWNER: Little Blue Valley (West), LLC

LOCATION: Northeast of Highway M-78 and Little Blue Parkway

SITE ACREAGE: 399.79-acres

NUMBER OF LOTS/TRACTS: 2 lots, 2 tracts

PROPERTY ZONING: I-1 (Industrial)

CURRENT USE: Undeveloped land

FURTHER ACTION:
Following action by the Planning Commission, this preliminary plat request is scheduled for resolution by the City Council on November 17, 2025.

RECOMMENDATIONS

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

1. Sidewalks and improvements are required on the Bly Road frontage and should be shown on the Plat.
2. Covenants and restrictions must be created for this development to own and maintain the detention basins. Submit a draft copy with the first Plat submission.
3. Industrial lots will need to follow water quality Best Management Practices (BMP's). These can be built during the development phase or building permit phase.
4. Provide 5-foot wide General Utility Easements (at minimum) along the rights-of-way.
5. Bly Road will need to be constructed before vacating the existing right-of-way.
6. Show fire hydrants on the Final Plan Reviews.
7. Approval of a Plat is required prior to the issuance of building permits unless otherwise approved by the Community Development Director.
8. Note, this Preliminary Plat has not been reviewed for final engineering design compliance. All development engineering must be designed in accordance with City of Independence standards and specifications prior to approval of the Final Plats and Final Plan Reviews.

PROJECT DESCRIPTION & BACKGROUND INFORMATION

PROJECT DESCRIPTION: A request by North Point for Preliminary Plat approval for a tract of land Northeast of the intersection of Highway M-78 and Little Blue Parkway.

Current Zoning: I-1 (Industrial)

Current Use: Vacant tracts

Proposed Use: Industrial

Proposal:
Phase 3 of Eastgate Commerce Center will include platting of 399.9-acres of land, bounded on the southeast by E. Highway M-78, on the west by Little Blue Parkway, on the northwest by an abandoned railroad right-of-way and on the east by Little Blue Trace Park.

The land is currently zoned I-1 (Industrial) and split roughly by Bly Road, and along the northern portion by Bundschu Creek, which includes a 250-foot-wide stream corridor.

The proposed Preliminary Plat will subdivide the property into two lots for Industrial land use and two tracts for detention and open space. The proposed project will also relocate and improve Bly Road, which will become an industrial collector roadway and turn westward from its current location at the northern edge of the property and tie into Little Blue Parkway. The existing right-of-way for Bly Road will be vacated and a new right-of-way dedicated in the proposed location.

Unlike most of the NorthPoint project on the Little Blue Parkway cooridor, this tract does not have Planned Unit Development (PUD) zoning. As such, the developer would need to follow the current UDO standards for lot size, building setbacks, material standards, parking and landscaping and follow the approved Developer's agreement.

<u>Lots for Structures and Tracts for Detention Basins</u>

The drawing indicates two lots, for the structures, and two additional tracts. Tract A is for a detention area and Tract B will be for open space.

Physical Characteristics of Property:
The formally cultivated property is rather flat, lying in the Little Blue River Valley. Bundschu Creek abuts the property and has an associated stream corridor zone that will need to be addressed when the property is developed. An important feature of the development will necessitate the diversion of Bly Road, a north south road that would turn westward, dodging high-tension power poles to intersect with Little Blue Parkway.

Characteristics of the Areas:
The environment around the plat area includes similar flood-plain fields to the already planned areas for development by Northpoint Development. North up S. Bly Road is a mixture of upland fields and woods as well as rural residences and church properties.

ANALYSIS

Historic and Archeological Sites:
There are no apparent historic or archeological issues with this property.

Public Utilities:
Public utilities will be located in the rights-of-way or otherwise within dedicated easements. The proposed project on Lots 1 and 2 will have access to existing water lines along Little Blue Parkway, Highway M-78 and the relocated Bly Road, which will include a new 8-inch water line extension to Little Blue Parkway. Sanitary sewer lines bisect the site, providing public access to both lots.

Floodplain/Stream Buffer:
The north and northwestern border areas of the subject site are located within the floodway, 100-year floodplain and stream corridor zone. The applicant has indicated such on their Preliminary Plat. There is also a short, narrow floodway, 100-year federal flood plain and stream buffer that must be identified that runs south from Bundschu Creek. There shall be no clearing, grading, construction or disturbance of vegetation except as needed to connect to the existing sanitary sewer. Any identified stream buffer is subject to conservation easements that restrict disturbance and use of those areas.

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

Platting:
Pending approval of this application for a Preliminary Plat, the applicant will be required to apply for a subdivision, as per City Code **14-702**.

Sidewalks:
Sidewalks are proposed to be placed in all adjacent rights-of-way.

Streets and Access:
The development's best opportunity for access will be from Little Blue Parkway, Bly Road and Highway M-78. The area's topography creates little limitation. Each new drive or access location for this development plan will need to be evaluated and approved or denied on its own merits and the traffic impact study updated accordingly.

Traffic Analysis:
The city has previously reviewed and approved the Traffic Study completed by Priority Engineers in November 2022. Priority Engineers has provided an updated study that incorporates the relocation of Bly Road into the plan with no adverse impacts to the original improvements outlined in the previously approved study.

With the proposed relocated Bly Road, the memo estimates fewer trips within the development site. Access will be from the realigned Bly Road onto Little Blue Parkway and a possible secondary access onto M-78 keeping the sites access within the original proposal from the industrial rezoning approved in 2021.

Covenants (CC&R's):

A copy of the CC&R's will be recorded with the Final Plat. Tracts A and B will be owned and maintained by the property owner's association.

REVIEW CRITERIA

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

1. **Compliance with environmental and health laws and regulations concerning water and air pollution, solid waste disposal, water supply facilities, community or public sewage disposal, and, where applicable, individual systems for sewage disposal.**
   The applicant's site plans will largely answer these questions to show that the development will be compliant with water quality and other environmental standards.
2. **Availability of water that meets applicable fire flow requirements and is sufficient for the reasonably foreseeable needs of the subdivision;**
   The applicant's site plans will largely answer this question. Prior to the issuance of any construction permit, engineering design plans are required to be approved by city staff.
3. **Availability and accessibility of utilities;**
   All utilities are available in adjacent rights-of-way and easements. All utilities are required to be installed in accordance with the City's standards and specifications. Prior to the issuance of any construction permit, engineering design plans are required to be approved by City staff.
4. **Availability and accessibility of public services such as schools, police and fire protection, transportation, recreation facilities, and parks;**
   The applicant's property is well connected by arterials providing easy connections for first responders. Adjacent to the property, Little Blue Trace Park with its nearby multi-purpose trail is a prominent amenity.
5. **Consistency with the zoning district regulations;**
   The proposed subdivision conforms to those required for an I-1 (Industrial) zoning district. Additionally, the applicant's Preliminary Plat submission has been reviewed for conformity with the City's requirements for subdivision design and improvements.
6. **Conformity with the Major Thoroughfare Plan;**
   The subdivision is located on the northeast corner of two major arterial roadways.
7. **Effect of the proposed subdivision on existing public streets and the need for new streets or highways to serve the subdivision;**
   The use of Industrial zoning is consistent with surrounding developments. The platting should have no detrimental effects on existing public streets.
8. **Physical land characteristics, such as floodplain, slope, soil, and elevation differentials with abutting properties;**
   With the site plans, the applicant will need to provide a stormwater management plan to undergo review by City staff. The stormwater management plan must take into account soil types, slope, and streams traversing the subject site.

9. **Recommendations and comments of the Development Review Committee and other reviewing agencies;**
   Staff recommends approval of this application for a Preliminary Plat.
10. **Conformity with the master sewer and water utility plan; and**
    The proposed development is in compliance with those plans.
11. **Compliance with this development ordinance and all other applicable regulations.**
    The applicant's Preliminary Plat submission has been reviewed by City staff for conformity with all applicable regulations. Applicant has satisfied City staff's comments.

EXHIBITS

1. Narrative
2. Application
3. New Preliminary Plat
4. Phasing Plan
5. Zoning map

SITEPOINT
A Division of NorthPoint Development

August 28, 2025

City of Independence
Community Development Department
111 E Maple Ave
Independence, MO 64050

RE: Eastgate Commerce Center Phase 3, Preliminary Plat

Phase 3 of Eastgate Commerce Center will include platting of 399.9 acres of land, bounded on the south by Hwy 78, on the west by Little Blue Parkway, on the north by the abandoned Mo-Pac railroad (currently owned by the City of Independence and Little Blue Valley (West), LLC) and on the east by Little Blue River.

The land is currently zoned I-1. It is split roughly in the center by Bly Road, and along the northern portion by Bundschu Creek, which includes a 250' wide stream buffer.

The proposed preliminary plat will subdivide the land into two lots with Industrial land use and two tracts for detention and open space. The proposed project will also relocate and improve Bly Road, which will become an industrial collector roadway and turn westward from its current location at the northern edge of the property and tie into Little Blue Parkway. The existing prescriptive right of way for Bly Road will be vacated and a new right of way dedicated in the proposed location.

The proposed project on Lots 1 and 2 will have access to existing water lines along Little Blue Parkway, Hwy 78 and the relocated Bly Road which will include a new 8" water line extension to Little Blue Parkway. Sanitary sewer lines bisect the site, providing public access to both lots. All other utilities are also available along the perimeter of the project site.

Please consider this application and provide comments and questions as necessary for approval.

Sincerely,

Melissa DeGonia, P.E.
Engineering Manager, SitePoint, LLC

3315 N Oak Trafficway
Kansas City, MO 64116

www.BeyondTheContract.com

INDEPENDENCE
•MISSOURI•

Planning and Zoning
Application Form

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

Application Type (check all that apply)

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

Project Information and Location

EastGate Commerce Center (Phase 3)
Project Name

250 N Bly Rd, Independence, MO 64056
Project Address/Location

Sq. Ft. of Building	Acreage	Number of Lots/Tracts	Steam Buffer (Yes or No)
N/A	385.70	3	Yes
Existing Zoning	**Proposed Zoning**	**Existing Land Use**	**Proposed Land Use**
I-1 Industrial	I-1 Industrial	Agriculture, Crop	Industrial - subjected to permitted use in I-1

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

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

Contact Information

Applicant

Name	Company	Phone	Email
Trent Squiers	NorthPoint Development	[redacted]	

Owner

Name	Company	Phone	Email
Wim Van Klinken	Little Blue Valley (West), LLC		

Architect/Engineer/Surveyor/Other: Engineer

Name	Company	Phone	Email
Melissa DeGonia	NorthPoint Development	[redacted]	

Architect/Engineer/Surveyor/Other: Owner

Name	Company	Phone	Email
Nathaniel Hagedorn	NP Little Blue Valley Land, LLC		

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

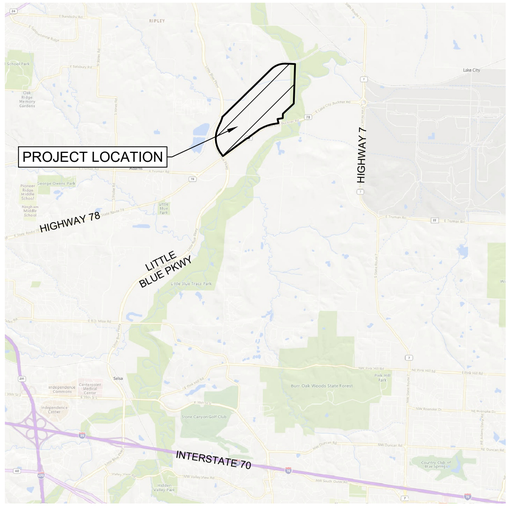
Applicant's Signature — Date: 8/25/25

Owner's Signature (~~Wim Van Klinken~~) — Date: 8/27/25

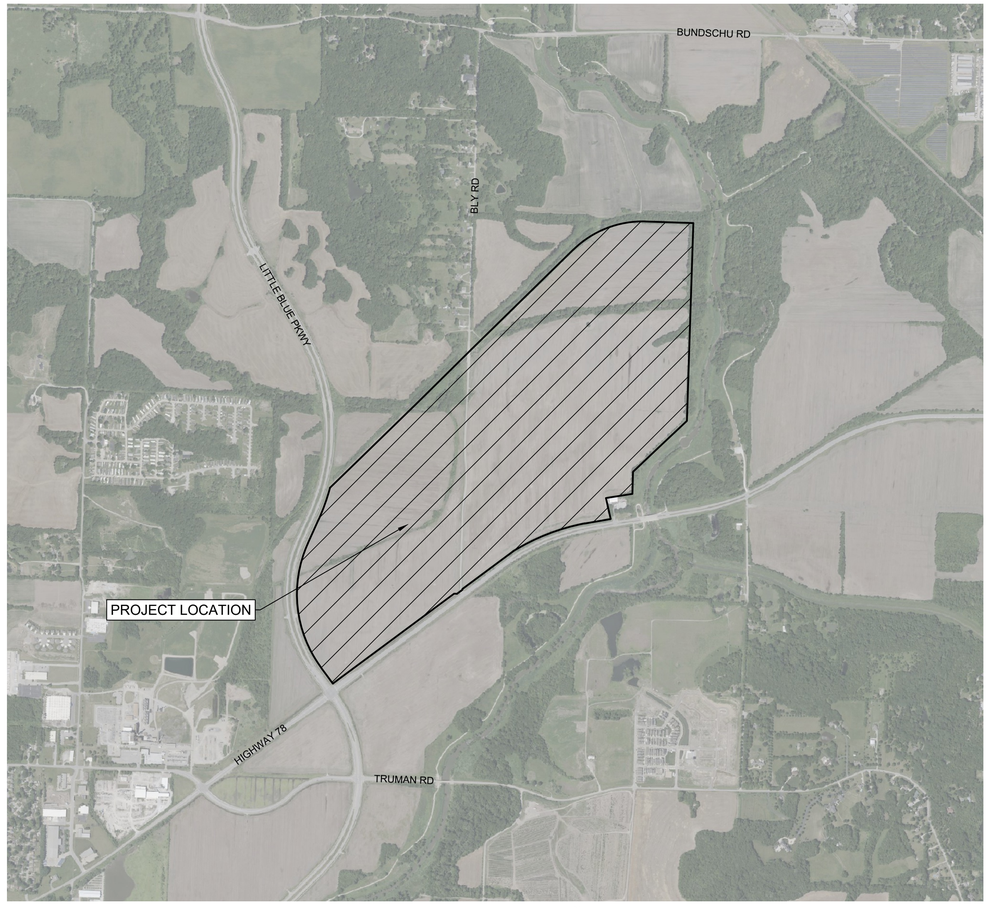
Owner's Signature (Nathaniel Hagedorn) — Date: 08/28/2025
Manager of NPD Management, LLC, Manager of NP Little Blue Valley Land, LLC

EASTGATE COMMERCE CENTER
PHASE 3
PRELIMINARY PLAT

IN INDEPENDENCE, JACKSON COUNTY, MO



LOCATION MAP
SCALE 1:5000



LOCATION MAP
SCALE 1:1000

Sheet List Table	
Sheet Number	Sheet Title
C-0001	Cover Sheet
C-0100	Existing Conditions Plan
C-0110	Preliminary Stream Buffer Plan
C-0120	Preliminary Plat
C-0130	General Layout
C-0140	Intersection Detail
C-0141	Intersection Detail

PROJECT TEAM:

OWNER 1
LITTLE BLUE VALLEY (WEST), LLC
1001 W WALNUT ST
INDEPENDENCE, MO 64050

OWNER 2
NP LITTLE BLUE VALLEY LAND, LLC
3315 N OAK TRAFFICWAY
KANSAS CITY, MO 64116

DEVELOPER
NORTHPOINT DEVELOPMENT
3315 N. OAK TRAFFICWAY
KANSAS CITY, MO 64116
CONTACT: TRENTON SQUIERS
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UTILITY CONTACT LIST:

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Attn: Mark Manion
500 East 8th Street
Kansas City Missouri
(816) 275-2341

Municipal Services Department
Construction
Attn: Steve Maldonado
17221 E. 23rd St. S
Independence, MO 64057
(816) 325-7611

Municipal Services Department
Engineering Division
Right of Way Supervisor
Attn: Jim Holtcamp
17221 E. 23rd St. S
Independence, MO 64057
(816) 325-7614

Verizon
Attn: Bryan Burger
(816) 346-0200

Independence Power and Light (IPL)
Senior District Planner
Attn: Kris Mcginley
21500 E. Truman Road
Independence, MO 64051
(816) 325-7463

Comcast
Attn: Andy Bell
4700 Little Blue Parkway
Independence, MO 64057
(816) 795-2255

Independence Water Department
Attn: Steve Engelke
17221 E. 23rd St. S
Independence, MO 64057
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SEngelke@indepmo.org

Spire Inc.
Attn: Sara Furlow
Construction Engineer I
3025 SE Clover Dr.
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Water Pollution Control
Sewer Maintenance Division
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Community Development Services
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Municipal Services Department
Traffic Engineering Division
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17221 E. 23rd St. S
Independence, MO 64057

Municipal Services Department
Environmental Division
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9600 Norledge Ave.
Independence, MO 64053
(816) 325-7713
tlaughlin@indepmo.org

CALL BEFORE YOU DIG 1-800-DIG-RITE MISSOURI ONE CALL SYSTEM

LEGAL DESCRIPTION:

All that part of Sections 34 and 35, Township 50 North and Section 3, Township 49 North, all in Range 31 West of the Fifth Principal Meridian, Independence, Jackson County, Missouri, lying North of the North line of MO-78 Highway (a/k/a East 23rd Street, a/k/a Lake City-Buckner Road), East of Little Blue Parkway, and West of the Little Blue Park lands (County PIN 17-800-04-08-00-0-00-000 and 17-800-01-17-00-0-00-000), and being more particularly described as follows:

BEGINNING at a 2" pipe found at the North Quarter Corner of said Section 35; Thence South 88°12'02" East, along the North line of the Northeast Quarter of said Section 35, a distance of 446.89 feet to a point on the West line of said Little Blue Park lands; Thence South 01°52'28" West, along said West line, a distance of 2,766.40 feet; Thence South 46°38'07" West, continuing along said West line, a distance of 634.65 feet to a point on the East line of the Southwest Quarter of said Section 35; Thence South 46°38'02" West, continuing along said West line, a distance of 401.83 feet; Thence South 01°18'38" West, continuing along said West line, a distance of 309.26 feet; Thence South 81°00'09" West, a distance of 375.06 feet; Thence South 12°58'34" East, a distance of 300.47 feet to a point on the North right of way line of said MO-78 Highway; Thence South 80°12'50" West, along said North right of way line, a distance of 370.70 feet to the beginning of a curve concave to the South having a radius of 2,959.79 feet and a central angle of 20°59'08" and being subtended by a chord which bears South 68°40'05" West 1,078.03 feet; Thence Westerly, continuing along said North right of way line and along said curve, a distance of 1,084.08 feet; Thence South 53°27'50" West, continuing along said North right of way line, a distance of 876.76 feet; Thence South 02°04'17" West, continuing along said North right of way line, a distance of 12.80 feet; Thence South 53°27'50" West, continuing along said North right of way line, a distance of 76.78 feet to a point on the West line of said Southeast Quarter; Thence South 53°27'50" West, continuing along said North right of way line, a distance of 15.52 feet to a point on the South line of the Southeast Quarter of said Section 34; Thence North 87°58'30" West, along said South line and continuing along said North right of way line, a distance of 40.11 feet; Thence South 53°27'50" West, continuing along said North right of way line, a distance of 2,108.46 feet to a point on the East right of way line of said Little Blue Parkway; Thence North 36°43'19" West, along said East right of way line, a distance of 271.00 feet to the beginning of a curve tangent to said line; Thence Northwesterly, continuing along said East right of way line, a distance of 1,835.58 feet along the curve concave to the East, having a radius of 1,723.00 feet and a central angle of 61°02'22"; Thence North 24°19'03" East continuing along said East right of way line and tangent to said curve, a distance of 366.37 feet to the beginning of a curve tangent to said line; Thence Northeasterly, continuing along said East right of way line, a distance of 470.35 feet along the curve concave to the West, having a radius of 2,910.00 feet and a central angle of 09°15'39" to a point on the South line of the MOPAC Spur (abandoned); Thence North 45°44'35" East, along said South line, a distance of 1,696.72 feet to a point on the North line of said Southeast Quarter; Thence North 45°22'34" East, continuing along said South line, a distance of 975.33 feet to a point on the West line of the Northwest Quarter of said Section 35; Thence North 45°36'00" East, continuing along said South line, a distance of 87.12 feet to a point on the East right of way line of N. Bly Road, as now established; Thence North 45°36'00" East, continuing along said South line, a distance of 2,000.41 feet; Thence Northeasterly, continuing along said South line, a distance of 1,116.48 feet along the curve concave to the South, having a radius of 1,382.69 feet and a central angle of 46°15'53" to a point on the North line of the Northwest Quarter of said Section 35; Thence South 88°08'07" East, along said North line and tangent to said curve, a distance of 218.93 feet to the true POINT OF BEGINNING.

Containing 17,418,144 square feet or 399.87 acres more or less.

DETENTION TRACT A

A portion of the east one half of Section 35, Township 50 North, Range 31 West, in the county of Jackson, state of Missouri, more particularly described as follows:
(Note: The bearings contained herein are based on Missouri State Plane – West Zone ground measurements in US Survey Feet)

Commencing at the Point of Commencement, said point being monumented by a 2" pipe found from record ties; Thence South 88°12'02" East along the north line of Section 35, a distance of 86.38 feet to the true POINT OF BEGINNING; Thence South 88°12'02" East, a distance of 360.51 feet to the common line between lands now or formerly belonging to NP Little Blue Valley Land LLC and the lands of Jackson County, Missouri; Thence South 01°52'28" West along said common line, a distance of 2766.40 feet; Thence South 46°38'07" West along said common line, a distance of 503.46 feet; Thence, departing said line and running through the lands of NP Little Blue Valley Land LLC, North 01°45'53" East, a distance of 3123.42 feet to the true POINT OF BEGINNING.

Said easement tract containing 1,053,365 square feet or 24.18 acres more or less as surveyed and described by Tobin R. Roberts, Missouri PLS 2001015269 on September 22, 2025.

Construction Activity	Month											
	Nov-25	Dec-25	Jan-26	Feb-26	Mar-26	Apr-26	May-26	Jun-26	Jul-26	Aug-26	Sep-26	Oct-26	Nov-26
Mass Grading Site													
Clearing and Grubbing													
Grading													
Seeding													
Remove Erosion Control Devices													
New Bly Road													
Preliminary Plat Approved													
ROW Dedication / Easements													
Grading													
Installation of Utilities													
Fine Grading/Prep for Pavement													
Curbs, Pavement and Sidewalk													
Seeding													
New Bly Road Operational													
Existing Bly Road													
Shutdown Existing Bly Road													
Remove Utilities													
Demolish Road and Grade													
Building Construction													
Footing Start													

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3315 N Oak Trafficway
Kansas City, MO 64116

NO.	REVISIONS/APPROVALS:	DATE:
	PREPARED FOR SUBMITTAL	2025.08.28
1	CITY COMMENTS	2025.09.23

REVIEWED BY: KM
DESIGNED BY: MD
DRAFTED BY: BRC
SP PROJECT #: 3768
MELISSA DEGONIA, P.E. 2011000892

COVER SHEET

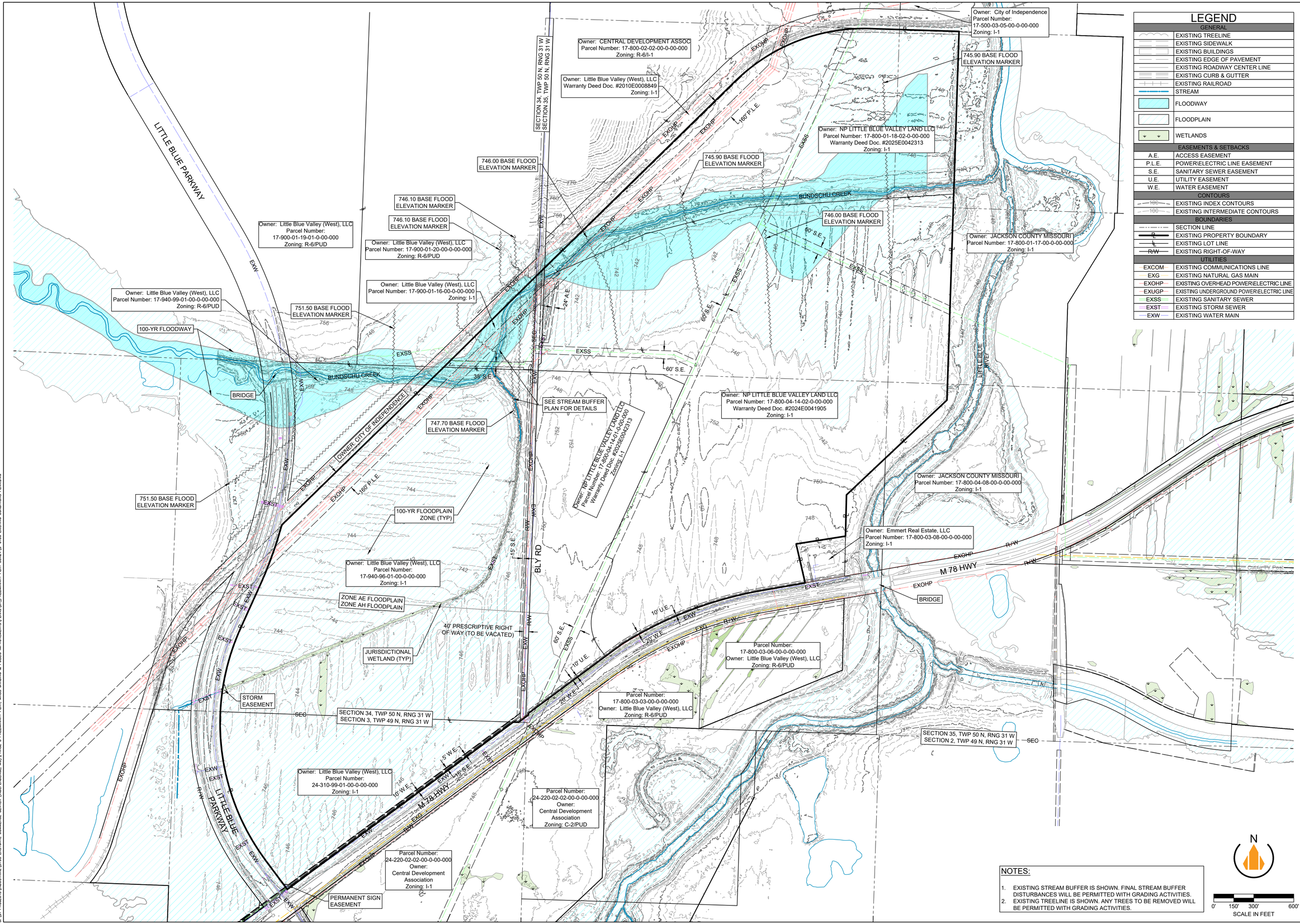
EASTGATE COMMERCE CENTER
PHASE 3
PRELIMINARY PLAT
INDEPENDENCE, JACKSON COUNTY, MO

Certificate of Authority # MO 2020018354

SHEET #:

C-0001

S:\01 PROJECTS\INDUSTRIAL\3768 EASTGATE COMMERCE CENTER (INDEPENDENCE, MO)\PHASE 3 PRELIMINARY PLAT, MASS GRADING & PUBLIC IMPROVEMENTS\PLANS\01_PRELIMINARY PLAT 36x24\C-0001 COVER SHEET.DWG



LEGEND

GENERAL	
	EXISTING TREELINE
	EXISTING SIDEWALK
	EXISTING BUILDINGS
	EXISTING EDGE OF PAVEMENT
	EXISTING ROADWAY CENTER LINE
	EXISTING CURB & GUTTER
	EXISTING RAILROAD
	STREAM
	FLOODWAY
	FLOODPLAIN
	WETLANDS
EASEMENTS & SETBACKS	
A.E.	ACCESS EASEMENT
P.L.E.	POWER\ELECTRIC LINE EASEMENT
S.E.	SANITARY SEWER EASEMENT
U.E.	UTILITY EASEMENT
W.E.	WATER EASEMENT
CONTOURS	
100	EXISTING INDEX CONTOURS
100	EXISTING INTERMEDIATE CONTOURS
BOUNDARIES	
	SECTION LINE
P.L.	EXISTING PROPERTY BOUNDARY
L	EXISTING LOT LINE
R/W	EXISTING RIGHT-OF-WAY
UTILITIES	
EXCOM	EXISTING COMMUNICATIONS LINE
EXG	EXISTING NATURAL GAS MAIN
EXOHP	EXISTING OVERHEAD POWER\ELECTRIC LINE
EXUGP	EXISTING UNDERGROUND POWER\ELECTRIC LINE
EXSS	EXISTING SANITARY SEWER
EXST	EXISTING STORM SEWER
EXW	EXISTING WATER MAIN

NOTES:

1. EXISTING STREAM BUFFER IS SHOWN. FINAL STREAM BUFFER DISTURBANCES WILL BE PERMITTED WITH GRADING ACTIVITIES.
2. EXISTING TREELINE IS SHOWN. ANY TREES TO BE REMOVED WILL BE PERMITTED WITH GRADING ACTIVITIES.

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NO.	REVISIONS/APPROVALS:	DATE:
	PREPARED FOR SUBMITTAL	2025.08.28
1	CITY COMMENTS	2025.09.23

REVIEWED BY: KM
DESIGNED BY: MD
DRAFTED BY: BRC
SP PROJECT #: 3768
MELISSA DEGONIA, PE 2011000882

EXISTING CONDITIONS PLAN
EASTGATE COMMERCE CENTER
PHASE 3
PRELIMINARY PLAT
INDEPENDENCE, JACKSON COUNTY, MO

Certificate of Authority #:MO 2020018354

SHEET #:

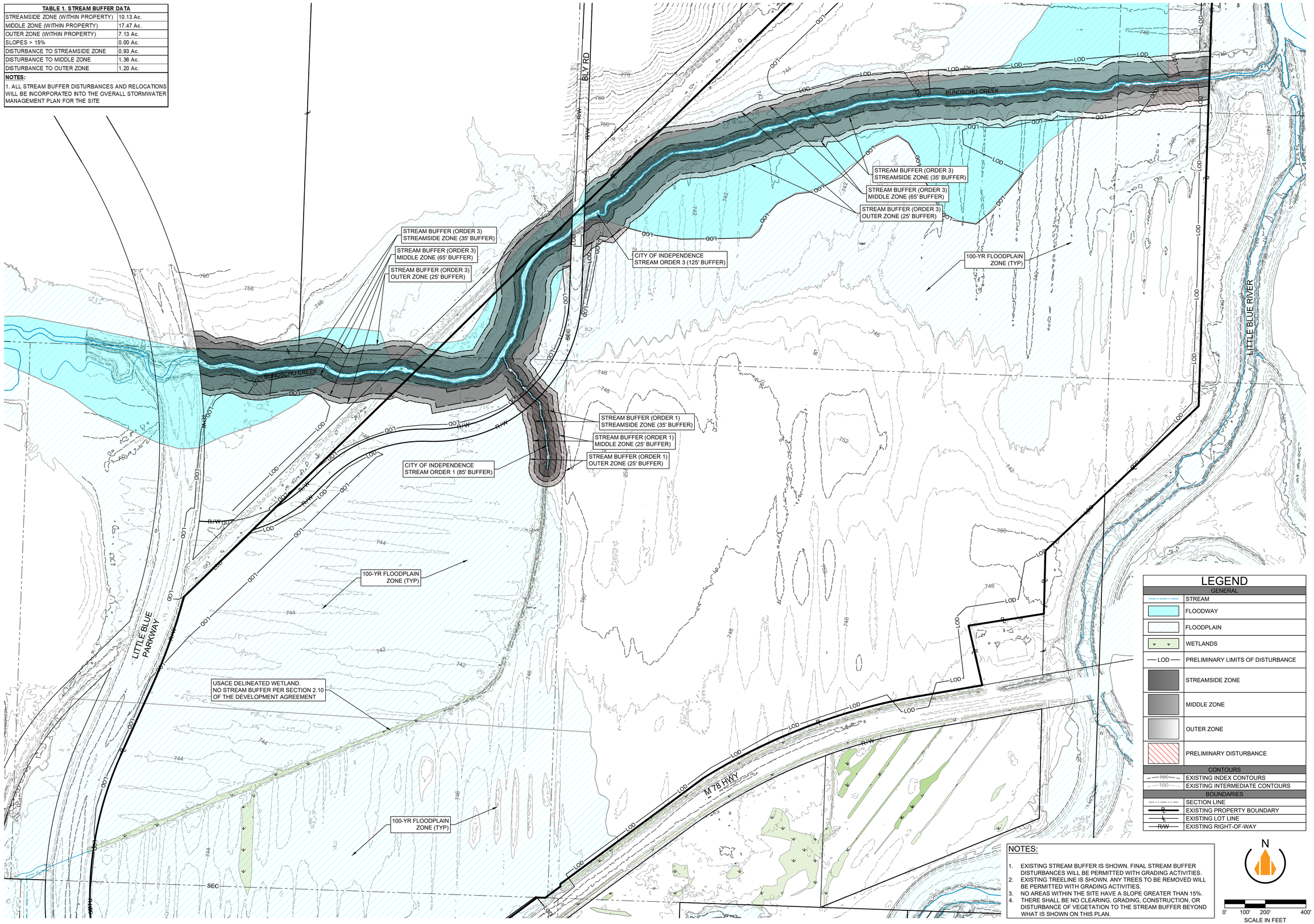
C-0100

S:\01 PROJECTS\INDUSTRIAL\3768 EASTGATE COMMERCE CENTER (INDEPENDENCE, MO)\PHASE 3 PRELIMINARY PLAT, MASS GRADING & PUBLIC IMPROVEMENTS\PLANS\01_PRELIMINARY PLAT 36X24\C-0100 EXISTING CONDITIONS PLAN.DWG

TABLE 1. STREAM BUFFER DATA	
STREAMSIDE ZONE (WITHIN PROPERTY)	10.13 Ac.
MIDDLE ZONE (WITHIN PROPERTY)	17.47 Ac.
OUTER ZONE (WITHIN PROPERTY)	7.13 Ac.
SLOPES > 15%	0.00 Ac.
DISTURBANCE TO STREAMSIDE ZONE	0.93 Ac.
DISTURBANCE TO MIDDLE ZONE	1.36 Ac.
DISTURBANCE TO OUTER ZONE	1.20 Ac.

NOTES:

1. ALL STREAM BUFFER DISTURBANCES AND RELOCATIONS WILL BE INCORPORATED INTO THE OVERALL STORMWATER MANAGEMENT PLAN FOR THE SITE



LEGEND

GENERAL	
	STREAM
	FLOODWAY
	FLOODPLAIN
	WETLANDS
LOD	PRELIMINARY LIMITS OF DISTURBANCE
	STREAMSIDE ZONE
	MIDDLE ZONE
	OUTER ZONE
	PRELIMINARY DISTURBANCE
CONTOURS	
100	EXISTING INDEX CONTOURS
100	EXISTING INTERMEDIATE CONTOURS
BOUNDARIES	
	SECTION LINE
PL	EXISTING PROPERTY BOUNDARY
℄	EXISTING LOT LINE
R/W	EXISTING RIGHT-OF-WAY

NOTES:

1. EXISTING STREAM BUFFER IS SHOWN. FINAL STREAM BUFFER DISTURBANCES WILL BE PERMITTED WITH GRADING ACTIVITIES.
2. EXISTING TREELINE IS SHOWN. ANY TREES TO BE REMOVED WILL BE PERMITTED WITH GRADING ACTIVITIES.
3. NO AREAS WITHIN THE SITE HAVE A SLOPE GREATER THAN 15%.
4. THERE SHALL BE NO CLEARING, GRADING, CONSTRUCTION, OR DISTURBANCE OF VEGETATION TO THE STREAM BUFFER BEYOND WHAT IS SHOWN ON THIS PLAN.

N

0' 100' 200' 400'
SCALE IN FEET

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	PREPARED FOR SUBMITTAL	2025.08.28
1	CITY COMMENTS	2025.09.23

REVIEWED BY: KM
DESIGNED BY: MD
DRAFTED BY: BRC
SP PROJECT #: 3708
MELISSA DEGONIA, P.E. 2017006892

PRELIMINARY STREAM BUFFER PLAN

EASTGATE COMMERCE CENTER PHASE 3 PRELIMINARY PLAT

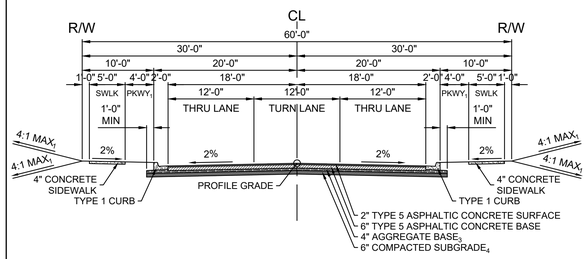
INDEPENDENCE, JACKSON COUNTY, MO

Certificate of Authority # MO 2020018354

SHEET #:

C-0110

S:\SP PROJECTS\INDUSTRIAL\3768 EASTGATE COMMERCE CENTER (INDEPENDENCE, MO)\PHASE 3 PRELIMINARY PLAT, MASS GRADING & PUBLIC IMPROVEMENTS\PLANS\01_PRELIMINARY PLAT 36X24\C-0110 STREAM BUFFER PLAN.DWG



TYPICAL SECTION - BLY RD

NOT TO SCALE

NOTES:

1. FOR EACH BACKSLOPE AND FILL SLOPE, USE 4:1 SLOPE FOR CUTS AND FILLS ≤ 5 FEET. FOR CUTS AND FILLS > 5 FEET, USE 3:1 SLOPE.
2. USE 2-4% FOR PARKWAY GREENSPACE.
3. AGGREGATE BASE SHALL BE MoDOT TYPE 5 OR EQUIVALENT.
4. COMPACTED SUBGRADE SHALL BE 95% OF STANDARD MAXIMUM DENSITY.

LEGEND

GENERAL	
	EXISTING TREELINE
	EXISTING SIDEWALK
	PROPOSED SIDEWALK
	EXISTING BUILDINGS
	EXISTING EDGE OF PAVEMENT
	EXISTING ROADWAY CENTER LINE
	EXISTING CURB & GUTTER
	EXISTING RAILROAD
EXSS	STREAM
EASEMENTS & SETBACKS	
A.E.	ACCESS EASEMENT
P.L.E.	POWER\ELECTRIC LINE EASEMENT
S.E.	SANITARY SEWER EASEMENT
U.E.	UTILITY EASEMENT
W.E.	WATER EASEMENT
BOUNDARIES	
	SECTION LINE
	EXISTING PROPERTY BOUNDARY
	PROPOSED PROPERTY BOUNDARY
	EXISTING LOT LINE
	PROPOSED LOT LINE
R/W	EXISTING RIGHT-OF-WAY
R/W	PROPOSED RIGHT-OF-WAY
UTILITIES	
EXCOM	EXISTING COMMUNICATIONS LINE
EXG	EXISTING NATURAL GAS MAIN
EXOHP	EXISTING OVERHEAD POWER\ELECTRIC LINE
EXUGP	EXISTING UNDERGROUND POWER\ELECTRIC LINE
EXSS	EXISTING SANITARY SEWER
EXST	EXISTING STORM SEWER
EXW	EXISTING WATER MAIN
W	PROPOSED WATER MAIN

LOT/TRACT	LOT AREA (AC)	LAND USE
LOT 1	334.8	Industrial - Subject to Permitted Uses in I-1
LOT 2	26.7	Industrial - Subject to Permitted Uses in I-1
TRACT A	24.2	Detention
TRACT B	10.8	Open Space
ROW	3.4	Right of Way
TOTALS	**399.9**	

NOTES:

1. WHERE ONE DOESN'T ALREADY EXIST, A MINIMUM 5' U.E. WILL BE PLATTED ALONG RIGHTS OF WAY.

0' 150' 300' 600'
SCALE IN FEET

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Kansas City, MO 64116

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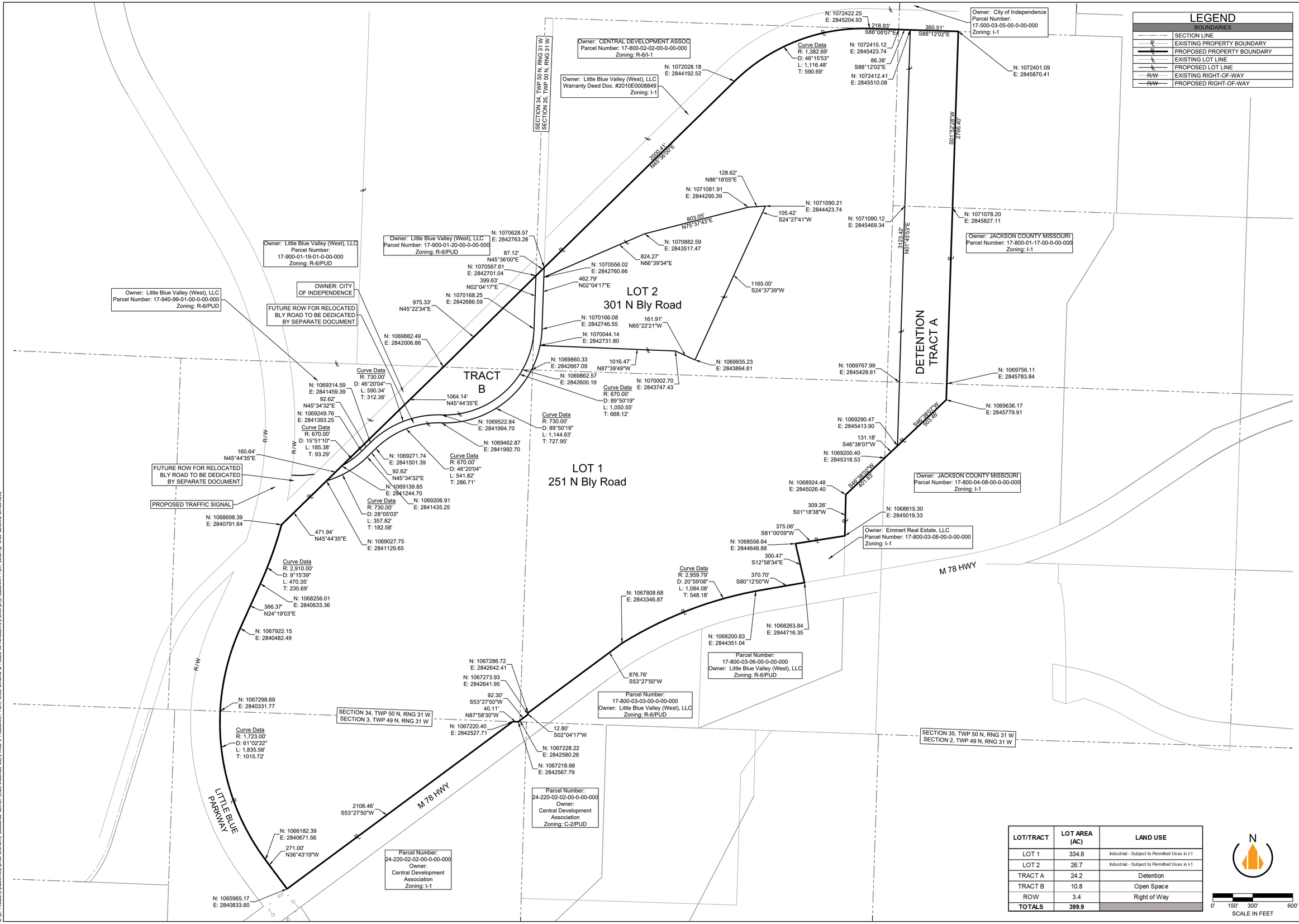
REVIEWED BY: KM
DESIGNED BY: MD
DRAFTED BY: BRC
SP PROJECT #: 3768
MELISSA DEGONIA, PE 2011008692

PRELIMINARY PLAT
EASTGATE COMMERCE CENTER
PHASE 3
PRELIMINARY PLAT
INDEPENDENCE, JACKSON COUNTY, MO

Certificate of Authority #:MO 2020018354

SHEET #:
C-0120

S:\01 PROJECTS\INDUSTRIAL\3768 EASTGATE COMMERCE CENTER (INDEPENDENCE, MO)\PHASE 3 PRELIMINARY PLAT, MASS GRADING & PUBLIC IMPROVEMENTS\PLANS\01_PRELIMINARY PLAT 3X24\C-0120 PRELIMINARY PLAT.DWG



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REVIEWED BY: KM
DESIGNED BY: MD
DRAFTED BY: BRC
SP PROJECT #: 3768
MELISSA DEGONIA, P.E. 2011008692

GENERAL LAYOUT

EASTGATE COMMERCE CENTER
PHASE 3
PRELIMINARY PLAT
INDEPENDENCE, JACKSON COUNTY, MO

Certificate of Authority #:MO 2020018354

SHEET #:

C-0130

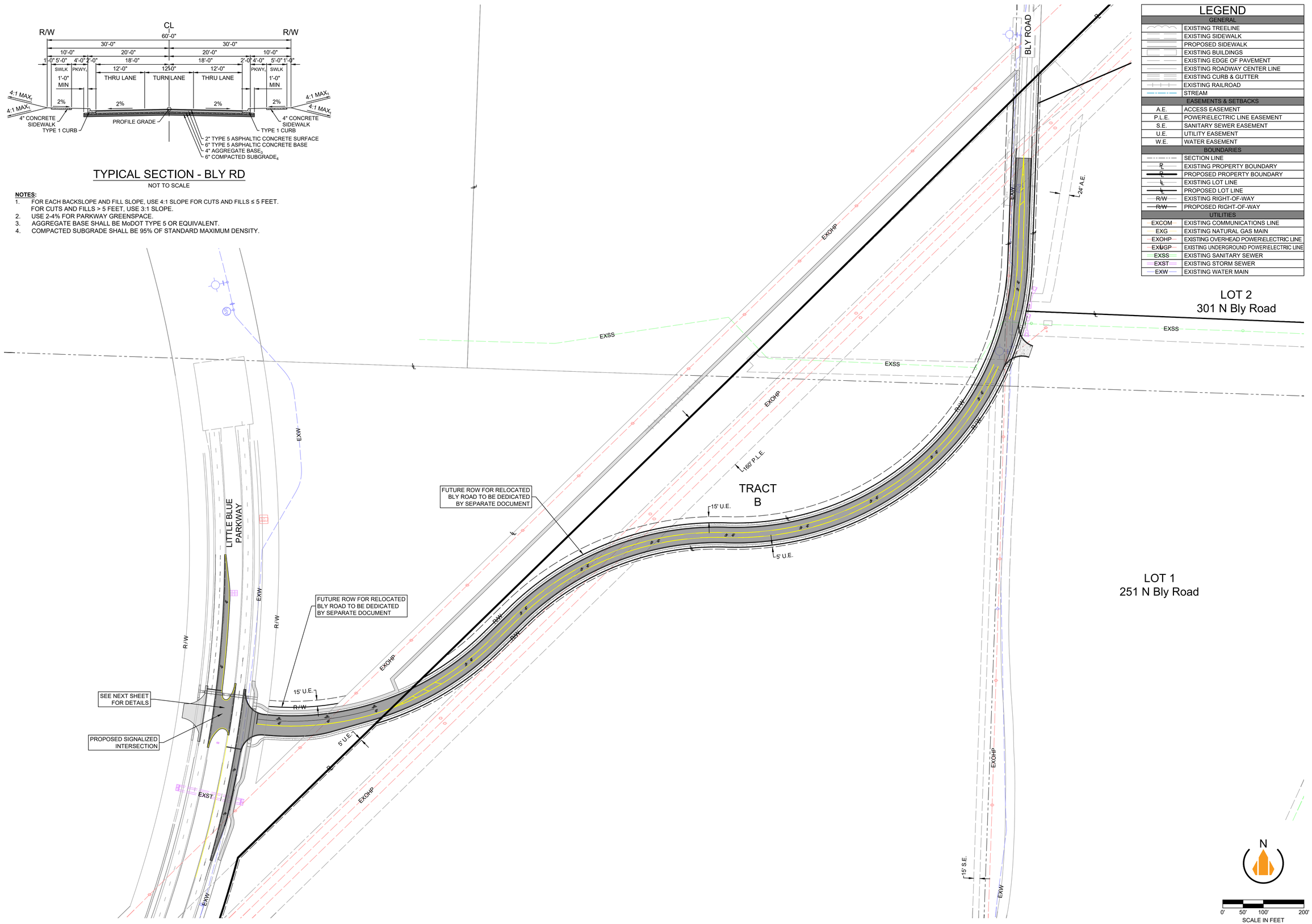
S:\01 PROJECTS\INDUSTRIAL\3768 EASTGATE COMMERCE CENTER (INDEPENDENCE, MO)\PHASE 3 PRELIMINARY PLAT, MASS GRADING & PUBLIC IMPROVEMENTS\PLANS\01_PRELIMINARY PLAT 36X24VC-0130 GENERAL LAYOUT.DWG

TYPICAL SECTION - BLY RD

NOT TO SCALE

NOTES:

1. FOR EACH BACKSLOPE AND FILL SLOPE, USE 4:1 SLOPE FOR CUTS AND FILLS ≤ 5 FEET. FOR CUTS AND FILLS > 5 FEET, USE 3:1 SLOPE.
2. USE 2-4% FOR PARKWAY GREENSPACE.
3. AGGREGATE BASE SHALL BE MoDOT TYPE 5 OR EQUIVALENT.
4. COMPACTED SUBGRADE SHALL BE 95% OF STANDARD MAXIMUM DENSITY.



LEGEND

GENERAL	
	EXISTING TREELINE
	EXISTING SIDEWALK
	PROPOSED SIDEWALK
	EXISTING BUILDINGS
	EXISTING EDGE OF PAVEMENT
	EXISTING ROADWAY CENTER LINE
	EXISTING CURB & GUTTER
	EXISTING RAILROAD
	STREAM
EASEMENTS & SETBACKS	
A.E.	ACCESS EASEMENT
P.L.E.	POWER\ELECTRIC LINE EASEMENT
S.E.	SANITARY SEWER EASEMENT
U.E.	UTILITY EASEMENT
W.E.	WATER EASEMENT
BOUNDARIES	
	SECTION LINE
	EXISTING PROPERTY BOUNDARY
	PROPOSED PROPERTY BOUNDARY
	EXISTING LOT LINE
	PROPOSED LOT LINE
R/W	EXISTING RIGHT-OF-WAY
R/W	PROPOSED RIGHT-OF-WAY
UTILITIES	
EXCOM	EXISTING COMMUNICATIONS LINE
EXG	EXISTING NATURAL GAS MAIN
EXOHP	EXISTING OVERHEAD POWER\ELECTRIC LINE
EXUGP	EXISTING UNDERGROUND POWER\ELECTRIC LINE
EXSS	EXISTING SANITARY SEWER
EXST	EXISTING STORM SEWER
EXW	EXISTING WATER MAIN

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NO.	REVISIONS/APPROVALS:	DATE:
	PREPARED FOR SUBMITTAL	2025.08.28
1	CITY COMMENTS	2025.09.23

REVIEWED BY: KM
DESIGNED BY: MD
DRAFTED BY: BRC
SP PROJECT #: 3768
MELISSA DEGONIA, P.E. 2011008882

INTERSECTION DETAIL

EASTGATE COMMERCE CENTER
PHASE 3
PRELIMINARY PLAT
INDEPENDENCE, JACKSON COUNTY, MO

Certificate of Authority #:MO 2020018354

SHEET #:

C-0140

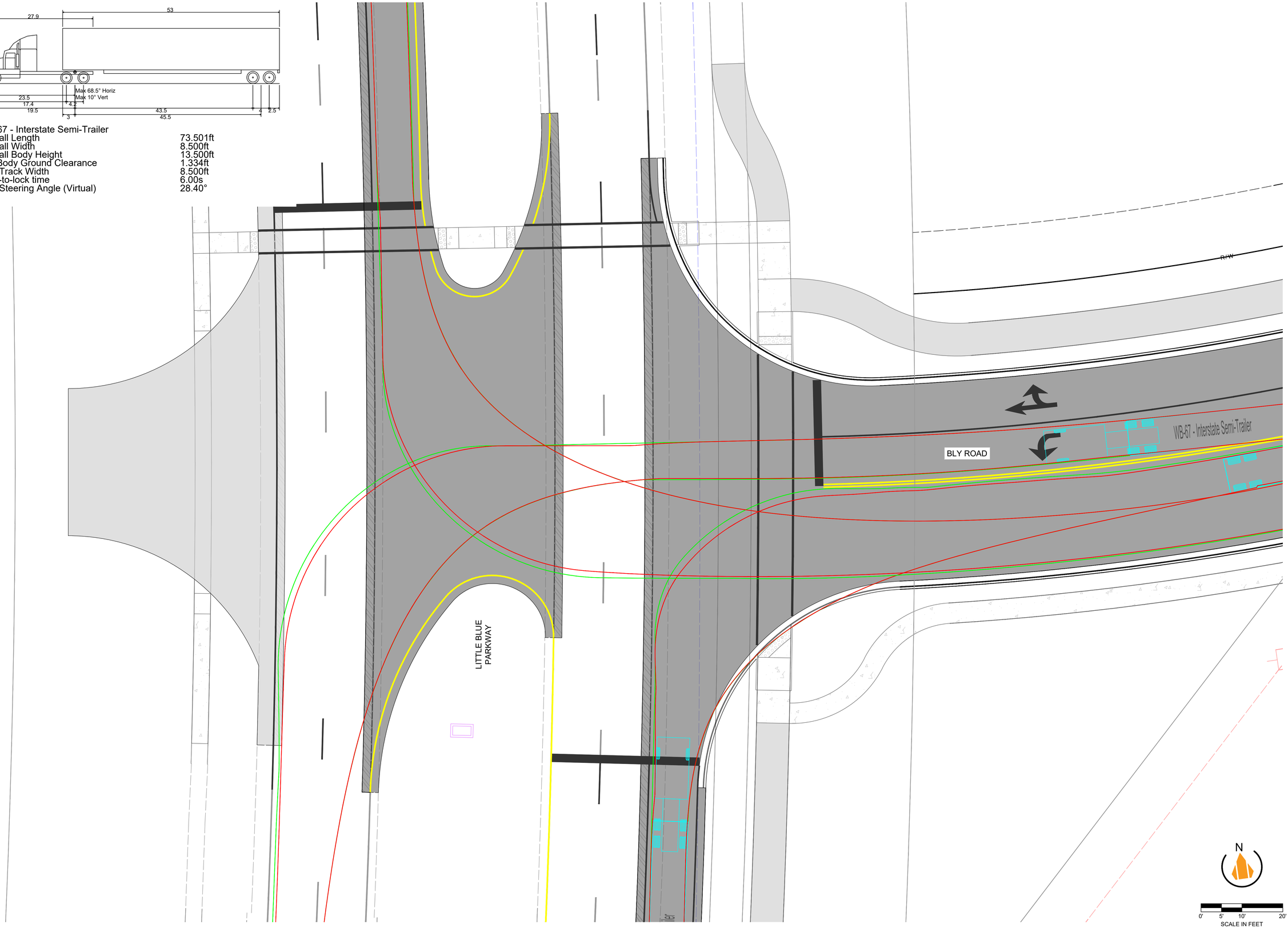
N

0' 50' 100' 200'
SCALE IN FEET

S:\01 PROJECTS\INDUSTRIAL\3768 EASTGATE COMMERCE CENTER (INDEPENDENCE, MO)\PHASE 3 PRELIMINARY PLAT, MASS GRADING & PUBLIC IMPROVEMENTS\PLANS\01_PRELIMINARY PLAT 36X24\C-0140 INTERSECTION DETAIL.DWG

WB-67 - Interstate Semi-Trailer

Overall Length	73.501ft
Overall Width	8.500ft
Overall Body Height	13.500ft
Min Body Ground Clearance	1.334ft
Max Track Width	8.500ft
Lock-to-lock time	6.00s
Max Steering Angle (Virtual)	28.40°



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REVIEWED BY: KM
DESIGNED BY: MD
DRAFTED BY: BRC
SP PROJECT #: 3768
MELISSA DEGONIA, P.E. 2011008892

INTERSECTION DETAIL

EASTGATE COMMERCE CENTER
PHASE 3
PRELIMINARY PLAT
INDEPENDENCE, JACKSON COUNTY, MO

Certificate of Authority # MO 2020018354

SHEET #:

C-0141

S:\01 PROJECTS\INDUSTRIAL\3768 EASTGATE COMMERCE CENTER (INDEPENDENCE, MO)\PHASE 3 PRELIMINARY PLAT, MASS GRADING & PUBLIC IMPROVEMENTS\PLANS\01_PRELIMINARY PLAT 36X24\C-0140 INTERSECTION DETAIL.DWG

2025.09.23

RE: Phasing Plan – EastGate Commerce Center

City Staff:

NorthPoint has received a comment from City Staff regarding the phasing of the development and construction of the proposed Bly Road relocation. To address this comment, an estimated project schedule and narrative has been provided.

Existing Bly Road runs north and south in orientation, from south of Bundschu Creek to Highway 78 in Independence, MO. Bly Road is proposed to be relocated to connect directly to Little Blue Parkway as indicated by the preliminary plat plans submitted to the City of Independence 8/28/2025. This preliminary plat application will be heard at planning commission on 10/14/2025, followed by city council on 11/17/2025. NorthPoint will submit ROW dedication documents shortly after the planning commission meeting for City Staff review and comment, and if required NorthPoint will submit easement routing to the extent the new proposed routing of utilities require easements outside of new Bly Road's 60' easement. All ROW / Easement dedication will be completed no later than December 2025.

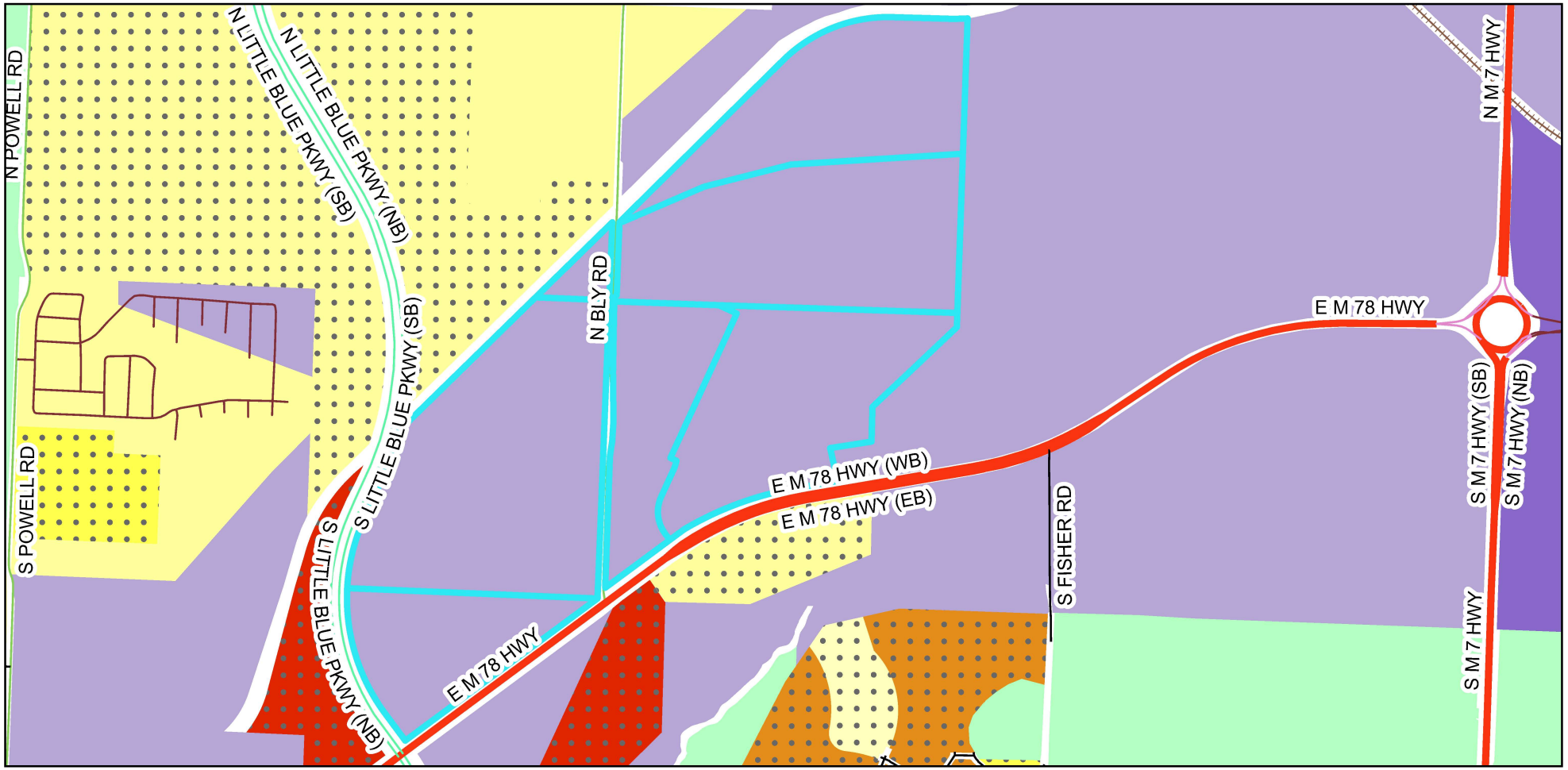
NorthPoint will start mass grading activities once a permit is received, which is expected to be October/November 2025. Grading will start on the overall site and Bly Road will be of the first areas to receive fill. NorthPoint's estimated schedule is best illustrated in the figure below that shows existing Bly Road remaining open as long as possible to limit the shutdown time of the road during mass grading and construction operations.

Construction Activity	Month												
	Nov-25	Dec-25	Jan-26	Feb-26	Mar-26	Apr-26	May-26	Jun-26	Jul-26	Aug-26	Sep-26	Oct-26	Nov-26
Mass Grading Site													
Clearing and Grubbing													
Grading													
Seeding													
Remove Erosion Control Devices													
New Bly Road													
Preliminary Plat Approved													
ROW Dedication/ Easements													
Grading													
Installation of Utilities													
Fine Grading/Prep for Pavement													
Curbs, Pavement and Sidewalk													
Seeding													
New Bly Road Operational													
Existing Bly Road													
Shutdown Existing Bly Road													
Remove Utilities													
Demolish Road and Grade													
Building Construction													
Footing Start													

INDEPENDENCE
★ COMMUNITY DEVELOPMENT ★

Zoning Map

Case #25-100-20



Legend

- Parcels
- Zoning District
  - C-2/PUD
  - I-1
  - I-2
  - R-12/PUD
  - R-18/PUD
  - R-4/PUD
  - R-6
  - R-6/PUD
  - R-A

0 1,250 2,500 5,000 US Feet

Prepared For: Planning Commission
Meeting Date: October 14, 2025

N

INDEPENDENCE
★ COMMUNITY DEVELOPMENT ★

Planning Commission
Staff Report

MEETING DATE: October 14, 2025 **STAFF:** Brian L. Harker, Planner

PROJECT NAME: North of Square Rezoning

CASE NUMBER/REQUEST: **Case 25-100-18 – Rezoning – North Square** - A request to rezone the properties generally located North of Farmer, South of Nettleton, East of Spring and West of Main from R-30 (High Density Residential) to R-6 (Single Family Residential) and R-6/PUD (Single Family Residential/Planned Unit Development).

APPLICANT: City of Independence

PROPERTY LOCATIONS:

- 521, 611, 613 and 615 N. Spring Street; 509, 510, 511, 514, 516, 518, 600, 602, 604, 606, 608 and 610 N. Osage Street; 502, 508, 510, 708, 709, 712, 715 and 727 N. Liberty Street; 714, 715, 722 and 728 N. Main Street; 216, 220, 300, 303, 304, 306, 307, 309, 310, 311, 315 and 321 W. College Street; and 218, 220, 306 and 308 W. Farmer Street from R-30/PUD (High Density Residential/Planned Unit Development) to R-6 (Single-Family Residential).
- 506, 515, 517, 519, 521, 711 and 713 N. Osage Street; 730 N. Main Street; 111 W. Nettleton Avenue; 210 and 222 W. College Street; and 300 W. Farmer Street from R-30/PUD (High Density Residential/Planned Unit Development) to R-6/PUD (Single-Family Residential/Planned Unit Residential)

SURROUNDING ZONING/LAND USE:

North: R-6 (Single-Family Residential) and R-30/PUD (High Density Residential/Planned Unit Development)…one, two and multi-family homes

South: C-2 (General Commercial and R-30/PUD (High Density Residential/Planned Unit Development)…commercil uses, churches and one, two and multi-family residences

East: C-1 (Neighborhood Commercial), R-6 (Single-Family Residential) and R-30/PUD (High Density Residential/Planned Unit Development)…commercil uses and one, two and multi-family residences

West: R-30/PUD (High Density Residential/Planned Unit Development)…one, two and multi-family residences

PUBLIC NOTICE:

- Letters to property owners – September 25, 2024
- Public Notice published in the Independence Examiner – September 27, 2025
- Signs posted on property – September 26, 2025

FURTHER ACTION:

Following action by the Planning Commission, this rezoning request is scheduled for first reading by the City Council on November 17, 2025 and the public hearing/second reading on December 1, 2025.

RECOMMENDATION

Staff recommends **APPROVAL** of this rezoning.

The properties at 521, 611, 613 and 615 N. Spring Street; 509, 510, 511, 514, 516, 518, 600, 602, 604, 606, 608 and 610 N. Osage Street; 502, 508, 510, 708, 709, 712, 715 and 727 N. Liberty Street; 714, 715, 722 and 728 N. Main Street; 216, 220, 300, 303, 304, 306, 307, 309, 310, 311, 315 and 321 W. College Street; and 218, 220, 306 and 308 W. Farmer Street shall be rezoned from R-30/PUD (High Density Residential/Planned Unit Development) to R-6 (Single-Family Residential).

The properties at 506, 515, 517, 519, 521, 711 and 713 N. Osage Street; 730 N. Main Street; 111 W. Nettleton Avenue; 210 and 222 W. College Street; and 300 W. Farmer Street shall be rezoned from R-30/PUD (High Density Residential/Planned Unit Development) to R-6/PUD (Single-Family Residential/Planned Unit Residential). The following condition shall be applied to these properties:

The following condition shall be applied to those properties to be zoned R-6/PUD:

1. The current lot size and setbacks as established on these properties shall be set for reconstruction and rehabilitation of the existing structures.

PROJECT DESCRIPTION & BACKGROUND INFORMATION

PROJECT DESCRIPTION: A City rezoning for these properties from R-30/PUD (High Density Residential/Planned Unit Development) to R-6 (Single-Family Residential) and R-6/PUD (Single-Family Residential/Planned Unit Development).

Current Zoning:	R-30/PUD (High Density Residential/PUD)	**Proposed Zonings:**	R-6 (Single-Family Residential) and R-6/PUD (Single-Family Residential Planned Unit Development)

Current/Continued Use: Single-Family Residential

Zoning History:

Platted subdivisions Independence Annex, Ott, George Clinton Homesstead, Flournoy's, John Sullivan and Fanny C. Caldwell's additions are located in this area. The southern half of the area was annexed in 1849 and contains the first three subdivisions and the northern half area was annexed by Independence in 1851 and contains the remainder.

At the time Independence adopted its Zoning District Map (Ordinance No. 1132) in 1965, most of the properties were designated R-4 (High Density Residential). The City adopted its Unified

Development Ordinance (Ordinance No. 17339) in 2009, and these properties were labeled zoning classifications of R-30/PUD (High Density Residential/Planned Unit Development).

Proposal:
The City seeks to rezone most of the area properties to R-6 (Single-Family Residential) to better conform with the existing land use and character of the surrounding neighborhood. A dozen others would be rezoned to R-6/PUD (Single-Family Residential/Planned Unit Development) that have nonconforming setbacks that could not easily be corrected given with a total rebuild. The R-30/PUD zoning does not allow for single family residences thus all of these residences are legal non-conforming uses.

Physical Characteristics of Properties:
The residences in this zoning district vary in era from the 1870's to the 1950's. Most of the single-family homes in this district are of similar size and design.

Characteristics of the Area:
The area around this zoning district encompasses much of the housing north of the square area. The surrounding homes in this area date from the late nineteenth and early twentieth century and are of similar size and design.

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 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 Established Neighborhoods. The Tools and Policies to promote community identity state the need to, "Support the preservation and protection of …properties."

Construction of this neighborhood predominantly took place in the late nineteenth and early twentieth century. Rezoning these properties retains the character of the neighborhood by aligning their land use with their current use. This rezoning supports the preservation and protection of this neighborhood.

Sub-Area Plans:
These properties are not located within any sub-area plan.

Zoning:
The proposed R-6 (Single-Family Residential) and R-6/PUD (Single-Family Residential/planned Unit Development) zoning classifications allow for single-family dwellings and various other uses (schools, churches, government facilities, cemeteries, home-based daycare, agriculture and others with conditions). Currently, most of the properties are 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, cemeteries, home-based daycare, agriculture and others with conditions).

Historic and Archeological Sites:
There are no apparent historic or archeological issues with this 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.

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 Established Neighborhood for the area. Staff believes single-family residential zoning is appropriate given the development of this area historically.
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 within the Downtown Redevelopment Area.
3. **The compatibility of the proposed zoning with the zoning and use of nearby property, including any overlay zoning.**
   There are nearby R-12 and R-30/PUD zoned properties to the north with one, two and multi-family homes and R-6 and R-30/PUD zoned properties to the east and west with one, two and multi-family homes as well.
4. **The compatibility of the proposed zoning and allowed uses with the character of the neighborhood.**
   The proposed R-6 and R-6/PUD 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 R-30/PUD zoning is not compatible with existing homes and uses in the area.
6. **The length of time the subject property has remained vacant as zoned.**
   This is not applicable.
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 and 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. Application
2. Notification Letters External
3. Notification Letters Internal
4. Address Lists External
5. Address List Internal
6. Notification Area Map
7. Affidavit
8. Exploratory Letter
9. Comprehensive Plan map
10. Zoning map

INDEPENDENCE
MISSOURI

Planning and Zoning
Application Form

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

Application Type (check all that apply)

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

Project Information and Location

North of Square Rezoning
Project Name

North of Farmer, South of Nettleton, East of Spring and West of Main
Project Address/Location

		56	No
Sq. Ft. of Building	Acreage	Number of Lots/Tracts	Steam Buffer (Yes or No)
R-30/PUD	R-6 and R-6/PUD	Single Family Residential	Single Family Residential
Existing Zoning	Proposed Zoning	Existing Land Use	Proposed Land Use

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

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

Contact Information

Applicant

City of Independence
Name — Company

[redacted]

Phone — Email

Owner

Name — Company

Address

Phone — Email

Architect/Engineer/Surveyor/Other:

Name — Company

Address

Phone — Email

Architect/Engineer/Surveyor/Other:

Name — Company

Address

Phone — Email

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

Brian J. Hooke 8-28-25

Applicant's Signature — Date

Owner's Signature — Date

INDEPENDENCE
★ COMMUNITY DEVELOPMENT ★

September 23, 2025

Dear Property Owner:

The City of Independence is proposing to change the zoning classification of 56 properties located along N. Spring Street, N. Osage Street, N. Liberty Street, N. Main Street, W. Farmer Street, W. College Street, W. Farmer Street from R-30/PUD (High Density Residential/Planned Unit Development) to R-6 (Single-Family Residential) and R-6/PUD (Single-Family/Planned Unit Development).

You are receiving this notification because your property has been identified as being within 185 feet of the subject properties for rezoning.

The zoning of the properties listed below is sought to be changed to better align with the existing uses. A map illustrating the lots to be proposed to be rezoned is on the reverse side of this letter.

The properties subject to the rezoning include:

- **521, 611, 613 and 615 N. Spring Street; 509, 510, 511, 514, 516, 518, 600, 602, 604, 606, 608 and 610 N. Osage Street; 502, 508, 510, 708, 709, 712, 715 and 727 N. Liberty Street; 714, 715, 722 and 728 N. Main Street; 216, 220, 300, 303, 304, 306, 307, 309, 310, 311, 315 and 321 W. College Street; and 218, 220, 306 and 308 W. Farmer Street** from R-30/PUD (High Density Residential/Planned Unit Development) to R-6 (Single-Family Residential).
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The lots on the map are presently zoned R-30/PUD (High Density Residential /Planned Unit Development) and have been for many years. The City is proposing to change the zoning of the lots to **R-6**, a zoning classification that would allow one (1) single-family home per lot.

A formal public hearing on this rezoning will be held on **October 14, 2025** by the Independence Planning Commission at 6:00 p.m. The meeting will also be streamed on City 7 and YouTube. The City Council is scheduled to consider action on this request at its 6:00 p.m. meeting on December 1, 2025.

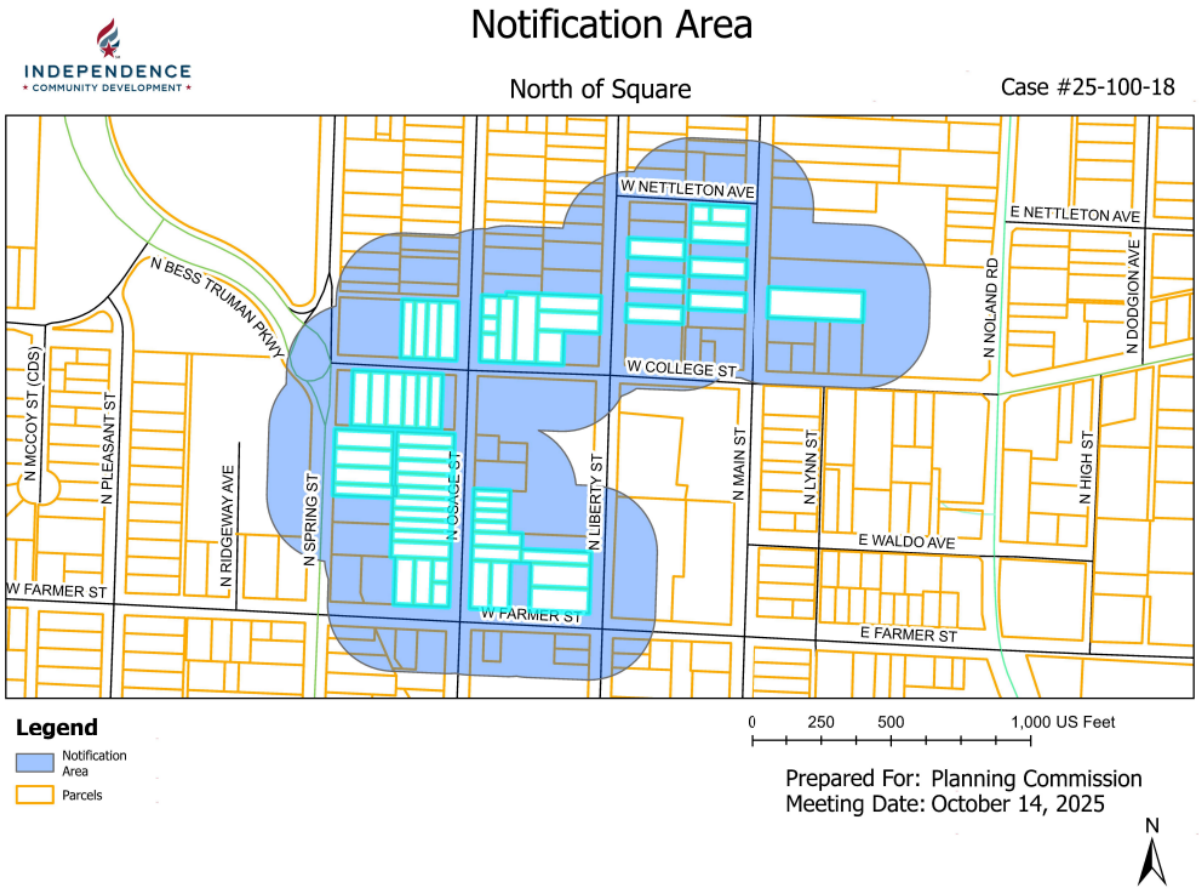
Property owners surrounding/adjacent to the area to be rezoned have a right to legally protest the application. Forms are available in the Community Development Department at City Hall.

If you have any questions regarding this matter, please feel free to contact me at (816) 325-7823 prior to the meetings and I can provide assistance and information you may need to have a full understanding of this request before the meetings.

Sincerely,

Brian Harker

Brian L. Harker
Planner



INDEPENDENCE
★ COMMUNITY DEVELOPMENT ★

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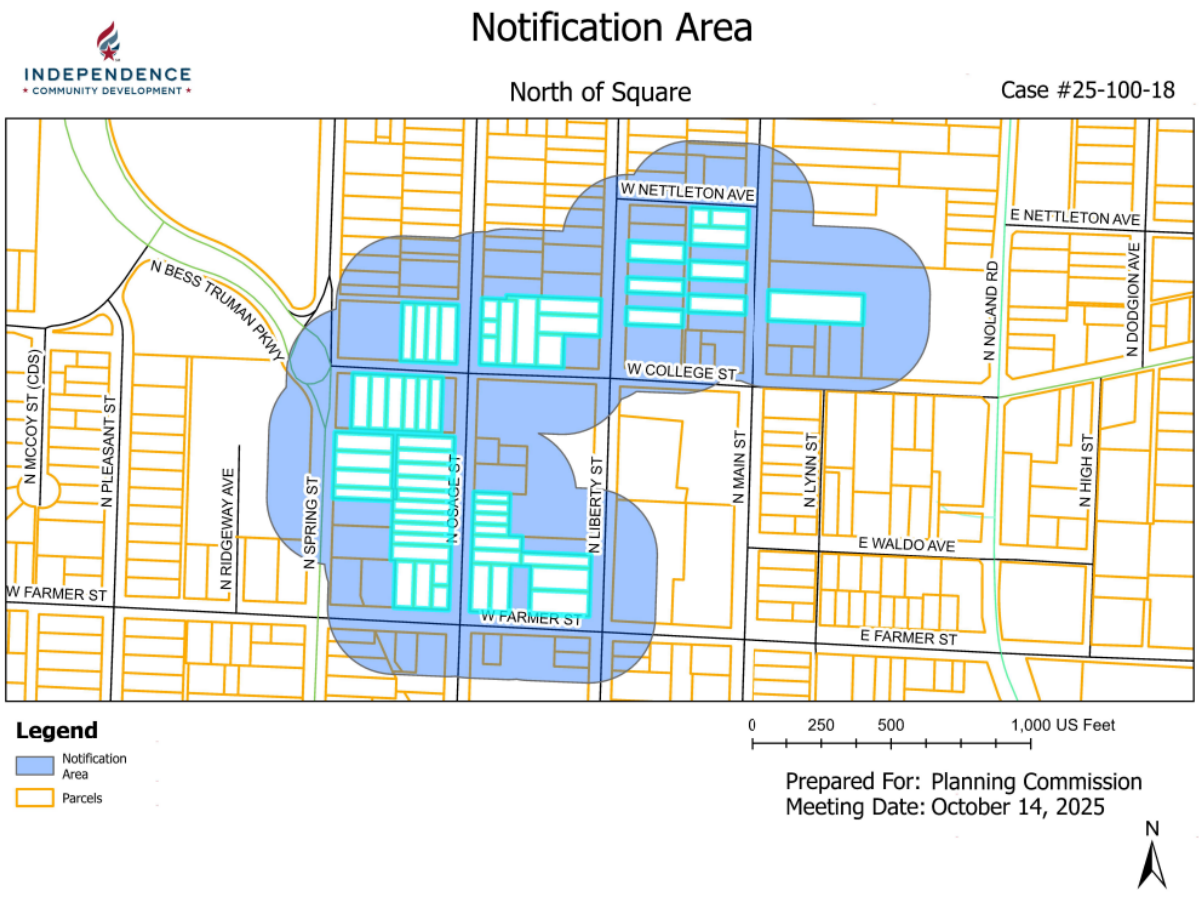
Property owners included in this rezoning have a right to legally protest the application. Forms are available in the Community Development Department at City Hall.

If you have any questions regarding this matter, please feel free to contact me at (816) 325-7823 prior to the meetings and I can provide assistance and information you may need to have a full understanding of this request before the meetings.

Sincerely,

Brian Harker

Brian L. Harker
Planner



Property Address	Property Owner	Owner Address	City	State	ZIP Code
108 E COLLEGE ST	ROB & JON ENTERPRISES LLC	2515 MOONLIGHT GLEN	ESCANDIDO	CA	92026
110 E COLLEGE ST	BOLINGER ERWIN L & ANN M	715 N MAIN ST	INDEPENDENCE	MO	64050
110 W COLLEGE ST	RENTZ DAVID	2601 AIRPORT DR 290	TORRANCE	CA	90505
112 W NETTLETON AVE	SHERMAN NEIL R & DENISE A	614 N PLEASANT	INDEPENDENCE	MO	64050
117 W NETTLETON AVE	MELIORA I LLC	8740 TUSCANY AVE APT 111	PLAYA DEL REY	CA	90293
120 E COLLEGE ST	ICENHOWER HOLDINGS LLC	120 E COLLEGE ST	INDEPENDENCE	MO	64050
130 E COLLEGE AVE APT 151	SAMANTHA HEIGHTS LP	250 NE MULBERRY ST STE 201	LEES SUMMIT	MO	64086
214 W FARMER ST APT A	BROWN AARON M	17904 N DAKOTA DR	INDEPENDENCE	MO	64056
26-220-14-03-00-0-00-000	SHALIMAR INVESTMENTS LLC	38205 E ROUND PRAIRIE RD	OAK GROVE	MO	64075
301 W COLLEGE ST	FEARS JARED ALAN-TRUSTEE	601 E RED RD	INDEPENDENCE	MO	64055
301 W FARMER ST	BRYANT CARL R SR & PAMELA SUE	301 W FARMER	INDEPENDENCE	MO	64050
313 W FARMER ST UNIT A	ARIHANT & RSTU LLC	8212 LICHTENAUER	LENEXA	KS	66219
314 W FARMER ST	HATCHER ELDEN E & RUTH J-TRUSTEE	15800 E 25TH ST	INDEPENDENCE	MO	64055
317 W FARMER ST	GPS INDEPENDENCE LLC	214 NW DONOVAN RD	LEES SUMMIT	MO	64063
324 W COLLEGE ST APT 101	PEFFER STEPHEN M	1424 E HAYWARD AVE	INDEPENDENCE	MO	64050
324 W FARMER ST	OFFUTT JOHN W & STEFANIE L	324 W FARMER ST	INDEPENDENCE	MO	64050
325 W COLLEGE ST	YBARRA TYLER & DEVIN	15882 MANDALAY RD	CANYON COUNTRY	CA	91387
400 W FARMER ST	SHEPARD GRACE ANN	400 W FARMER	INDEPENDENCE	MO	64050
413 N LIBERTY ST	P A C INC	426 E MISSION	MARSHALL	MO	65340
415 N SPRING ST	MASSEY RITA D	8100 GRAND AVE	KANSAS CITY	MO	64114
416 N LIBERTY ST	RLDS/CHURCH OF JESUS CHRIST	1001 W WALNUT ST	INDEPENDENCE	MO	64050
419 N LIBERTY ST APT B	419 LIBERTY STREET A SERIES OF SERENDIPITY HOLDINGS LLC	116 S PLEASANT ST	INDEPENDENCE	MO	64050
421 N SPRING ST	MASSEY RITA D	421 N SPRING ST	INDEPENDENCE	MO	64050
422 N LIBERTY ST	422 N LIBERTY LLC	12230 W 135TH ST	OVERLAND PARK	KS	66221
503 N SPRING ST	ADAMZ INVESTMENTS LLC	12617 MOHAWK LN	LEAWOOD	KS	66209
512 N LIBERTY ST APT B	JAKD INVESTMENTS LLC	404 NE FOX TRAIL DR	BLUE SPRINGS	MO	64014
517 N SPRING ST APT D	DPJ REALTY LLC	3237 WAYNE AVE	KANSAS CITY	MO	64109
600 N LIBERTY ST	CATHOLIC DIOCESE OF KC & ST JOE	PO BOX 419037	KANSAS CITY	MO	64141
601 N LIBERTY ST	85TH HOLDINGS LLC	3801 RAYTOWN RD	KANSAS CITY	MO	64129
660 N SPRING ST APT 101	HERITAGE GREEN LIMITED PARTNERSHIP	261 GORHAM RD	SOUTH PORTLAND	ME	4106
700 N LIBERTY ST	DORRELL SHAN M	700 N LIBERTY	INDEPENDENCE	MO	64050
701 N MAIN ST APT A	PELED GROUP LLC	2847 S INGRAM MILL RD STE A100	SPRINGFIELD	MO	65804
703 N LIBERTY ST	GREMILLION LAURIE ANNE	703 N LIBERTY	INDEPENDENCE	MO	64050
706 N MAIN ST	SMITH ALICIA	2803 SWEET BRIAR DR	INDEPENDENCE	MO	64057
710 N MAIN ST	MAIN CRYSLER CARLISLE LLC	16657 E 23 ST S STE 213	INDEPENDENCE	MO	64055
713 N LIBERTY ST	STAUFFER PROPERTIES LLC	107 W 63RD ST STE 1300	KANSAS CITY	MO	64113
715 N OSAGE ST	BROWN LANE M & ANITA L	715 N OSAGE ST	INDEPENDENCE	MO	64050
715 N SPRING ST	CITY OF INDEPENDENCE	111 E MAPLE	AVEINDEPENDENCE	MO	64050
716 N LIBERTY ST	THOMPSON ALEXIE & DERRY	33715 W U HWY	RAYVILLE	MO	64084
716 N OSAGE ST	BULLARD VERA N	718 N OSAGE ST	INDEPENDENCE	MO	64050

717 N SPRING ST	YOUNG CAROLYN	717 N SPRING ST	INDEPENDENCE	MO	64050
718 N MAIN ST	MILLER STUART & SARAH	718 N MAIN ST	INDEPENDENCE	MO	64050
719 N SPRING ST	DAVIS LILY E & PEDRO J MORALES SOSA	719 N SPRING ST	INDEPENDENCE	MO	64050
721 N LIBERTY ST	CAMPBELL TROY	1321 E 24TH ST	KANSAS CITY	MO	64108
722 N LIBERTY ST	RUTH ERNEST D	722 N LIBERTY ST	INDEPENDENCE	MO	64050
723 N OSAGE ST	TULLY MARK E & ANGELA	723 N OSAGE ST	INDEPENDENCE	MO	64050
723 N SPRING ST	LANDMARK EQUITY GROUP LLC	15954 S MURLEN # 264	OLATHE	KS	66062
724 N MAIN ST	GREENWOOD GUERARD A	724 N MAIN ST	INDEPENDENCE	MO	64050
725 N OSAGE ST	BFD WHOLESALE CORP	1511 PROSPECT AVE APT K	SAN GABRIEL	CA	91776
727 N MAIN ST	UNITED CHURCH OF CHRIST	727 N MAIN	INDEPENDENCE	MO	64050
727 N SPRING ST	JONES BRIAN KC & CYNTHIA	727 N SPRINGS ST	INDEPENDENCE	MO	64050
728 N LIBERTY ST	COYAZO TODD S	728 N LIBERTY ST	INDEPENDENCE	MO	64050
728 N OSAGE ST	ALONGE CHRISTINE L & NICHOLAS J	728 N OSAGE ST	INDEPENDENCE	MO	64050
731 N LIBERTY ST	BASS TAYLOR STEWART	507 SW FOOT HILL DR	GRAIN VALLEY	MO	64029
732 N LIBERTY ST	WILLIAMS/ALEXANDER FAMILY TRUST DATED 03/26/2025	610 W MAPLE AVE	INDEPENDENCE	MO	64050
734 N LIBERTY ST	FORD PROPERTY ENTERPRISES LLC	204 E GUDGELL AVE	INDEPENDENCE	MO	64055
735 N OSAGE ST	PAYNE MALLORY	13714 E KENTUCKY RD	INDEPENDENCE	MO	64050
736 N LIBERTY ST	NALL SHELLY J & CHRISTOPHER R	736 N LIBERTY ST	INDEPENDENCE	MO	64050
801 N MAIN ST	PERRIN DONALD R & DIANE M	801 N MAIN ST	INDEPENDENCE	MO	64050
802 N LIBERTY ST	BM INVESTMENTS KC LLC	109 NE LOCUST DR	BLUE SPRINGS	MO	64014
804 N MAIN ST	JJ PROPERTY LLC	9207 ROSE ST	BELLFLOWER	CA	90706
805 N MAIN ST	BATES JONAH & MORGAN	805 N MAIN ST	INDEPENDENCE	MO	64052
806 N MAIN ST	GERING GREGORY J-TRUSTEE	PO BOX 28689	KANSAS CITY	MO	64188
807 N LIBERTY ST	SHERMAN NEIL R & DENISE A MAINPRIZE	614 N PLEASANT ST	INDEPENDENCE	MO	64050
808 N MAIN ST	JOHNSON WILLIAM M	808 N MAIN	INDEPENDENCE	MO	64050
809 N MAIN ST	SALAMONE KAITLYN & NICHOLAS	809 N MAIN ST	INDEPENDENCE	MO	64050
813 N LIBERTY ST	JOHNSON LISA	813 N LIBERTY ST	INDEPENDENCE	MO	64050

Property Address	Property Owner	Owner Address	City	State	ZIP Code
510 N LIBERTY ST	QUALITY SERVICE OF KANSAS CITY LLC	PO BOX 212	BLUE SPRINGS	MO	64013
728 N MAIN ST	HIGGINBOTHAM GREGG & EDITH G	728 N MAIN	INDEPENDENCE	MO	64055
521 N OSAGE ST	CHI ALEJANDO POZO	521 N OSAGE ST	INDEPENDENCE	MO	64050
711 N OSAGE ST	HOWE ALEXANDER	711 N OSAGE ST	INDEPENDENCE	MO	64050
708 N LIBERTY ST	A & Z HOME RENOVATIONS I LLC	828 W 24TH TER	INDEPENDENCE	MO	64055
722 N MAIN ST	HENRY MARGARET L	2980 CENTREVILLE RD APT 104	HERNDON	VA	20171
306 W FARMER ST	CLEVENGER NICKOLES & MORGAN E	306 W FARMER ST	INDEPENDENCE	MO	64050
304 W COLLEGE ST	ENLOE NICHOLAS & AMANDA	304 W COLLEGE ST	INDEPENDENCE	MO	64050
715 N LIBERTY ST	OCAMB REBECCA	715 N LIBERTY ST	INDEPENDENCE	MO	64050
509 N OSAGE ST	MORRIS KENNETH E	509 N OSAGE ST	INDEPENDENCE	MO	64050
712 N LIBERTY ST	JOHNSON LEWIS	712 N LIBERTY ST	INDEPENDENCE	MO	64050
502 N LIBERTY ST	ALPINE LIBERTY LLC	3225 MCLEOD DR STE 100	LAS VEGAS	NV	89121
111 W NETTLETON AVE	MELOAN EDNA M	917 N LYNN ST	INDEPENDENCE	MO	64050
515 N OSAGE ST	S MADDEN PROPERTIES LLC	10027 N LAWN AVE	KANSAS CITY	MO	64156
309 W COLLEGE ST	JEAN GERMAIN	4125 SW BAMBERG ST PORT ST	LUCIE	FL	34953
715 N MAIN ST	BOLINGER ANN MARIE	715 N MAIN	INDEPENDENCE	MO	64050
508 N LIBERTY ST	COLLENTINE DANIEL F & MORRIS EMMETT M JR	508 N LIBERTY ST	INDEPENDENCE	MO	64050
315 W COLLEGE ST	BLANCO OCTAVIO	315 W COLLEGE ST	INDEPENDENCE	MO	64050
608 N OSAGE ST	TIGER LILY PROPERTIES LLC	221 W 74TH TER	KANSAS CITY	MO	64114
220 W COLLEGE ST	BENNETT CRYSTAL MICHELLE	220 W COLLEGE ST	INDEPENDENCE	MO	64050
521 N SPRING ST	RENNISON ROBERT W & ABBIE S	521 N SPRING ST	INDEPENDENCE	MO	64050
300 W FARMER ST	ORTUA DAPHNE	300 W FARMER ST	INDEPENDENCE	MO	64050
606 N OSAGE ST	OSTROWSKI-WITZSCHE JAIME L	606 N OSAGE ST	INDEPENDENCE	MO	64050
730 N MAIN ST	LONEY CAROL ANN	730 N MAIN ST	INDEPENDENCE	MO	64050
514 N OSAGE ST	PARISH ROBERT C	308 NW 16TH ST	BLUE SPRINGS	MO	64015
310 W COLLEGE ST	BALLANTYNE STEPHEN A & SARA L	310 W COLLEGE	INDEPENDENCE	MO	64050
307 W COLLEGE ST	CROUCH MARK T & REBECCA	5113 S YUMA CT	INDEPENDENCE	MO	64055
602 N OSAGE ST	REYES JAMIE O RIVERA	6704 DR MARTIN LUTHER KING JR	KANSAS CITY	MO	64129
604 N OSAGE ST	BROWN JAMES M	12210 LYNDEL CIR	INDEPENDENCE	MO	64052
709 N LIBERTY ST	HOEPPNER JEFFREY D & BETH	709 N LIBERTY ST	INDEPENDENCE	MO	64050
218 W FARMER ST	LINDA S DENTON REVOC LIV TRUST 12-13-2019	218 W FARMER ST	INDEPENDENCE	MO	64050
222 W COLLEGE ST	WE BUY KCMO HOMES COMPANY	521 NE EMERALD DR	LEES SUMMIT	MO	64064
210 W COLLEGE ST	ASPP ESTATES LLC	117 S LEXINGTON ST STE 100	HARRISONVILLE	MO	64701
727 N LIBERTY ST	CHINN EDNA	727 N LIBERTY ST	INDEPENDENCE	MO	64050
519 N OSAGE ST	PONCE LIZBETH MORALES	519 N OSAGE ST	INDEPENDENCE	MO	64050

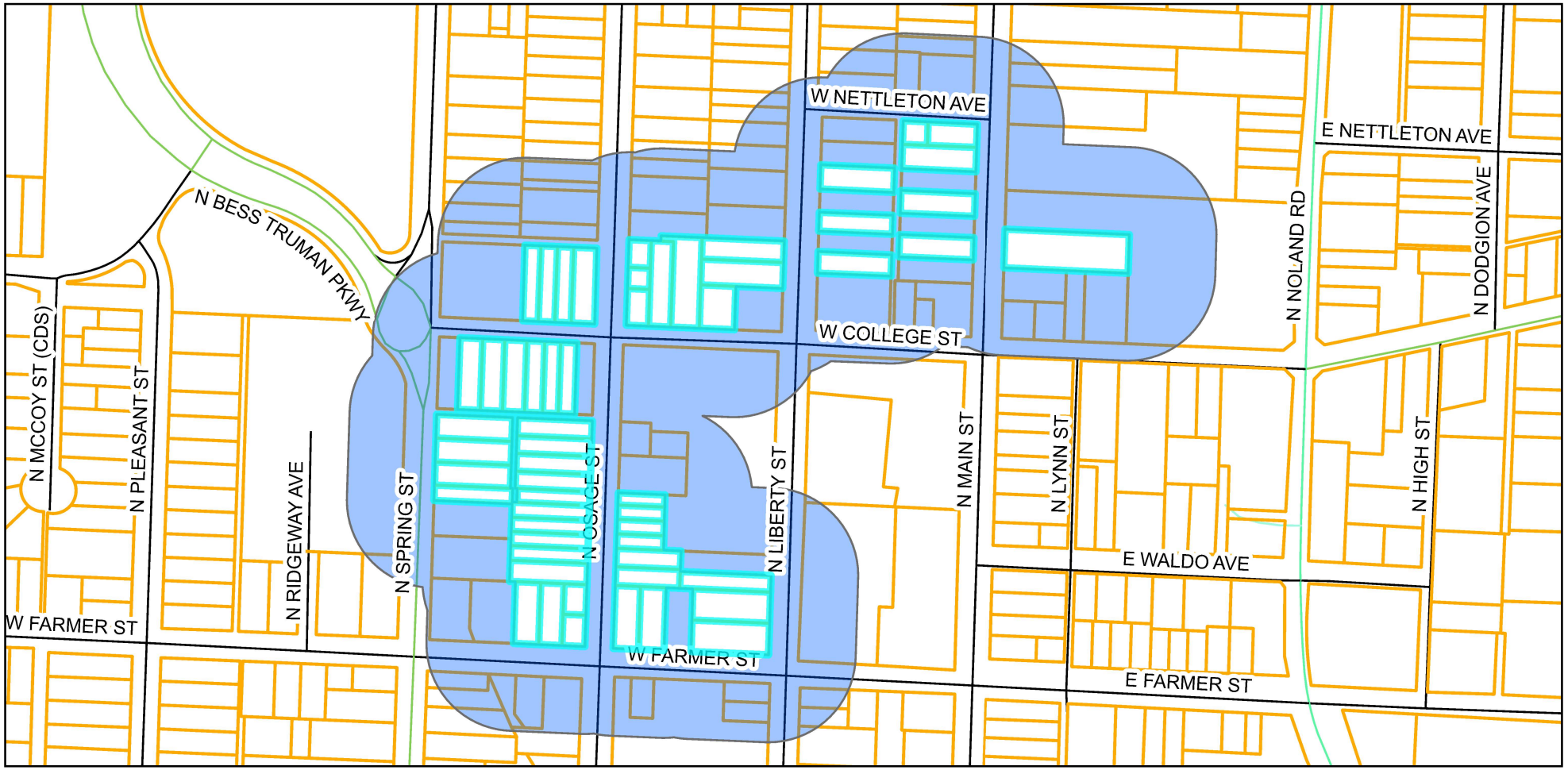
300 W COLLEGE ST	NEXT-GEN PROPERTY MANAGEMENT LLC	1203 E US 24 HWY	INDEPENDENCE	MO	64050
713 N OSAGE ST	MOLA JOHAN ALEXANDER	27 ERIE ST	LYNN	MA	1902
615 N SPRING ST	MARTINEZ JOSE	615 N SPRING ST	INDEPENDENCE	MO	64050
613 N SPRING ST	GRAY ERIN MICHELLE	613 N SPRING ST	INDEPENDENCE	MO	64050
216 W COLLEGE ST	MCCARTY JEANETTIE P	216 W COLLEGE ST	INDEPENDENCE	MO	64050
506 N OSAGE ST	STELEA LLC	4811 W 100TH TER	OVERLAND PARK	KS	66207
516 N OSAGE ST	MILLER CHARLES DAVID JR	14940 MANOR RIDGE DR	CHESTERFIELD	MO	63017
611 N SPRING ST	PINEDA CARLOS ROBERTO REYES	611 N SPRING	INDEPENDENCE	MO	64050
303 W COLLEGE ST	SQUARE ONE HOMES LLC	PO BOX 65	INDEPENDENCE	MO	64051
311 W COLLEGE ST	BROOKS JEFFERY M & JENNIFER L	PO BOX 1510	INDEPENDENCE	MO	64055
321 W COLLEGE ST	PHELPS MANAGEMENT SERVICES LLC	PO BOX 322	LONE JACK	MO	64070
600 N OSAGE ST	VIPE ENTERPRISE LLC	6125 SWOPE PKWY	KANSAS CITY	MO	64130
308 W FARMER ST	J ROSS LEASING SERVICES LLC	12611 CHEROKEE LN	LEAWOOD	KS	66209
610 N OSAGE ST	PINEDA JUAN FERNANDO	610 N OSAGE ST	INDEPENDENCE	MO	64050
714 N MAIN ST	WAYMAN ADAM CLARK & CAMPBELL JAMES D	714 N MAIN ST	INDEPENDENCE	MO	64050
511 N OSAGE ST	RAMIREZ JOSE	511 N OSAGE	INDEPENDENCE	MO	64050
306 W COLLEGE ST	SWANK DAVID J & THERESA A	2818 N RIVER BLVD	SUGAR CREEK	MO	64050
517 N OSAGE ST	DOTSON MICHAEL R	517 N OSAGE ST	INDEPENDENCE	MO	64050
510 N OSAGE ST	RONDOMANSKI JAN A & SHIRLEY A-TRUSTEE	510 N OSAGE	INDEPENDENCE	MO	64050

INDEPENDENCE
COMMUNITY DEVELOPMENT

Notification Area

North of Square

Case #25-100-18



Legend

- Notification Area
- Parcels

0 250 500 1,000 US Feet

Prepared For: Planning Commission
Meeting Date: October 14, 2025

N

Property Owner Notification Affidavit

STATE OF MISSOURI

COUNTY OF JACKSON

Case No. 25-100-18

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 24th day of September, 2025.

Miranda L Rice
Signature of Agent, Owner or Attorney

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

Jodi R Baker
Notary Public

JODI R BAKER
Notary Public - Notary Seal
State of Missouri
Commissioned for Jackson County
My Commission Expires: March 06, 2028
Commission Number: 24757914

March 6, 2028
Commission Expiration Date

INDEPENDENCE
★ COMMUNITY DEVELOPMENT ★

August 25, 2025

Dear Property Owner:

The City of Independence is proposing to change the zoning classification of several properties located north of the Independence Square.

The city is proposing to change the zoning of the subject properties from R-30/PUD (High-Density Residential/Planned Unit Development) to R-6 (Single-Family Residential). The subject properties part of this proposed rezoning are currently single-family homes. This proposed rezoning will better align the zoning district classification to the existing use.

A map highlighting the subject properties (cyan) has been included with this notification. The city is proposing to change the zoning classification of the subject properties to R-6 (Single-Family Residential)—a classification that allows one (1) single-family dwelling unit per lot.

The intent of this letter is to gauge public interest in this proposed rezoning. Please provide your response to this proposal by September 2, 2025. Any input that you're able/willing to provide is greatly appreciated.

Sincerely,

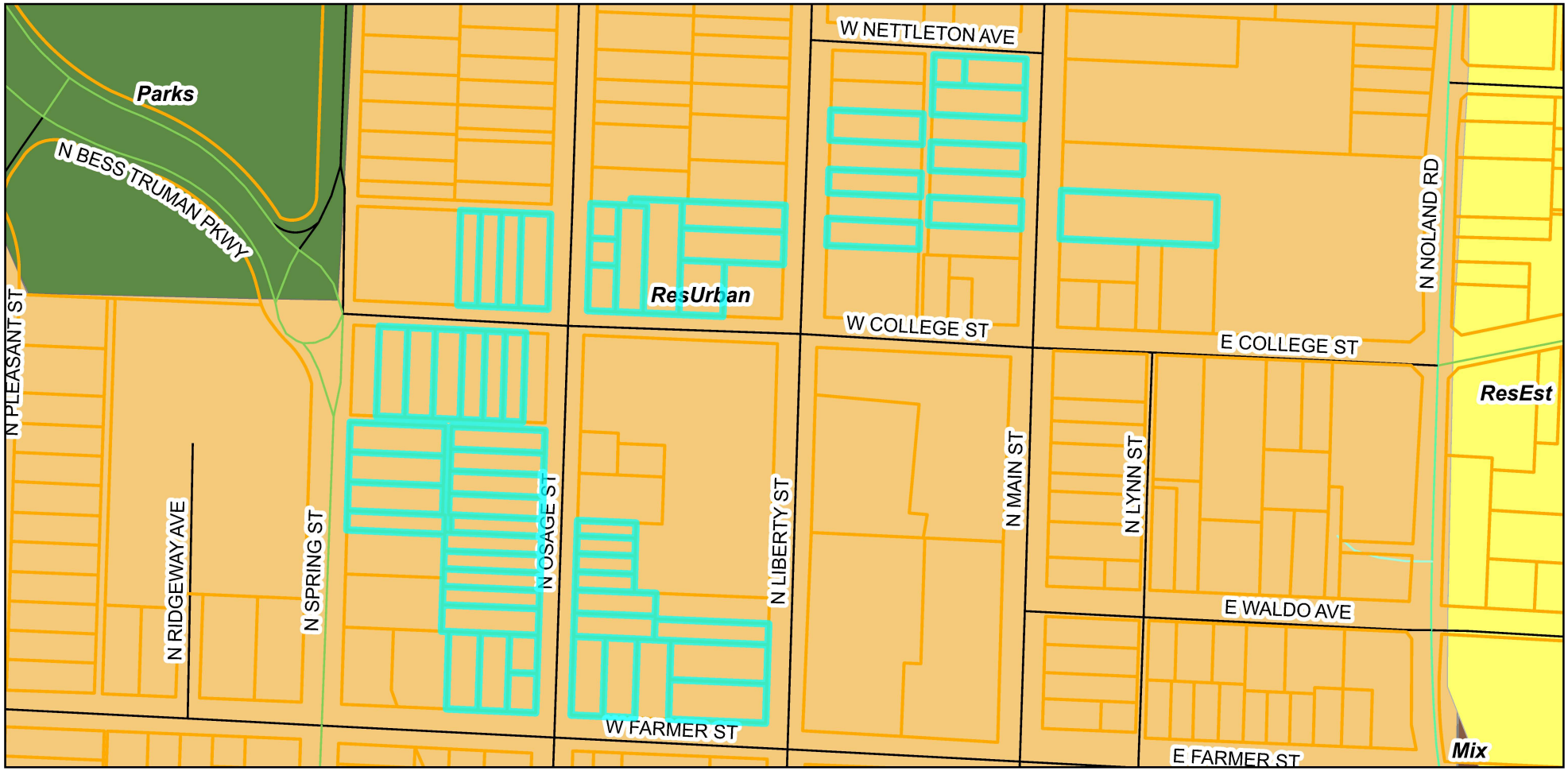
Brian Harker
Planner
City of Independence, Mo
(816)325-7823
bharker@indepmo.org

INDEPENDENCE
★ COMMUNITY DEVELOPMENT ★

Comprehensive Plan

North of Square

Case #25-100-18



Legend

Parcels

Comprehensive Plan

- Residential Urban Neighborhoods
- Residential Neighborhoods
- Mixed Use
- Parks

0 250 500 1,000 US Feet

Prepared For: Planning Commission
Meeting Date: October 14, 2025

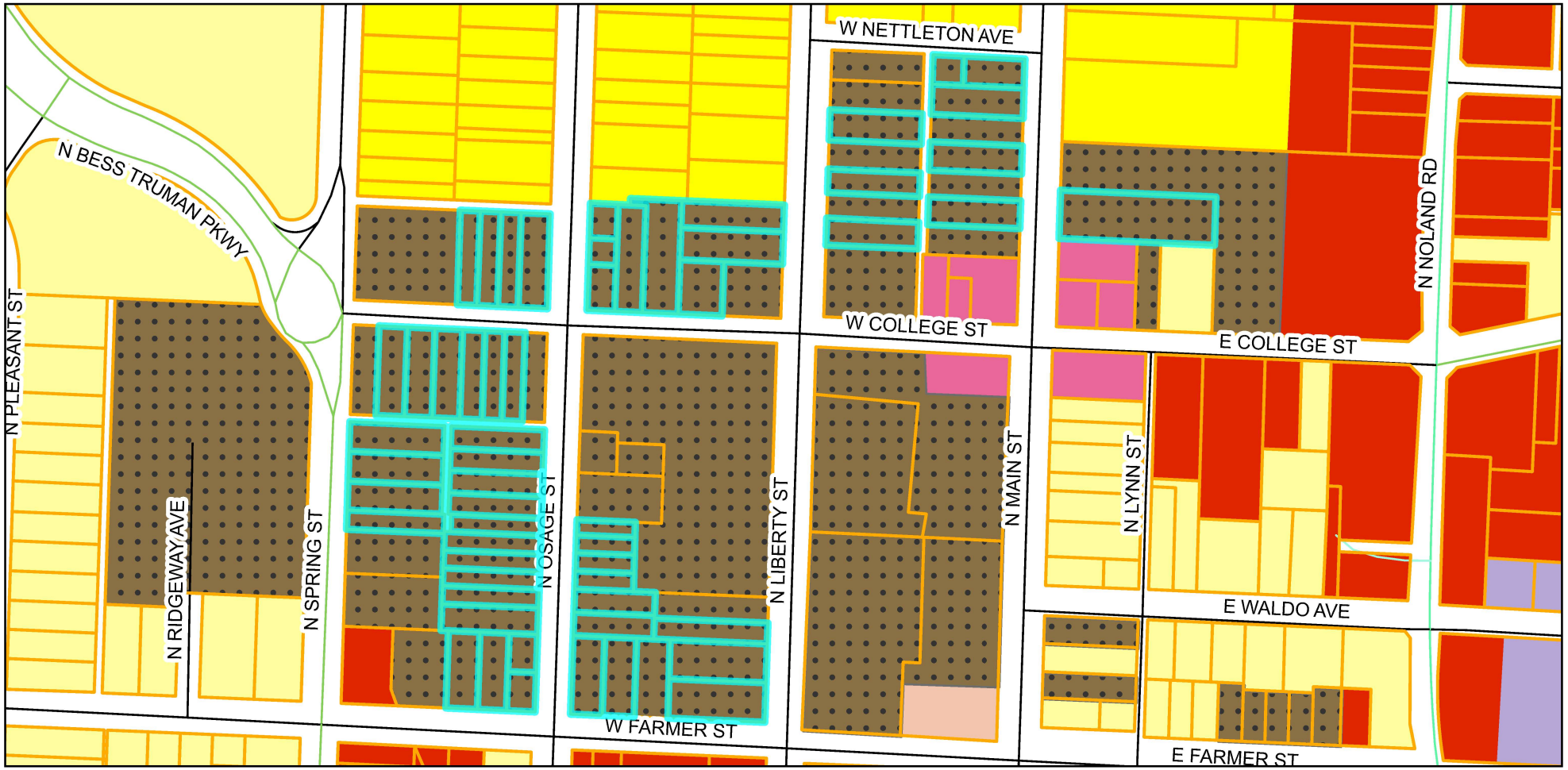
N

INDEPENDENCE
★ COMMUNITY DEVELOPMENT ★

Zoning Map

North of Square

Case #25-100-18



Legend

- Parcels
- Zoning District
  - C-1
  - C-2
  - C-2/HL
  - I-1
  - O-1
  - R-12
  - R-30/PUD
  - R-6
  - R-6/HL

0 250 500 1,000 US Feet

Prepared For: Planning Commission
Meeting Date: October 14, 2025

N

INDEPENDENCE
★ COMMUNITY DEVELOPMENT ★

Planning Commission
Staff Report

MEETING DATE: October 14, 2025 **STAFF:** Gabe Glaser, Planner

PROJECT NAME: North Dodgion Rezoning

CASE NUMBER/REQUEST: **Case 25-100-19 – Rezoning – North Dodgion** - A request to rezone the properties along Dodgion Avenue between College Avenue and US 24 Highway from C-1 (Neighborhood Commercial) and C-2 (General Commercial) to R-6 (Single Family Residential) and R-6/PUD (Single Family Residential/Planned Unit Development).

APPLICANT: City of Independence

PROPERTY LOCATION:

- 700, 800, 801, 805, 812, 816, 826, 829, 832, 912, 914, and 918 N Dodgion Ave from C-1 (Neighborhood Commercial) and C-2 (General Commercial) to R-6 (Single-Family Residential)
- 708, 716, 718, 720, 722, 812, 814, 818, 836, and 906 N Dodgion Ave from C-2 (General Commercial) to R-6/PUD (Single-Family Residential/Planned Unit Development)

SURROUNDING ZONING/LAND USE:

North: C-2 (General Commercial) / Auto Repair, Used Auto Sales and Self-Storage Facility

South: R-12 (Two-Family Residential) and I-1 (Industrial) / Residential and Print Shop

East: C-2 and R-6 (Single-Family Residential) / Self-Storage Facility and Residential Subdivision

West: C-2 / Food Establishments, Animal Services, Personal Services, General Retail, and Residential

PUBLIC NOTICE:

- Letters to property owners – September 24, 2025
- Public Notice published in the Independence Examiner – September 27, 2025
- Signs posted on property – September 26, 2025

FURTHER ACTION:

Following action by the Planning Commission, this rezoning request is scheduled for first reading by the City Council on November 17, 2025 and the public hearing/second reading on December 1, 2025.

RECOMMENDATION

Staff recommends **APPROVAL** of this rezoning.

The properties at 700, 800, 801, 805, 812, 816, 826, 829, 832, 912, 914, and 918 N Dodgion Ave shall be rezoned from C-1 (Neighborhood Commercial) and C-2 (General Commercial) to R-6 (Single-Family Residential).

The properties at 708, 716, 718, 720, 722, 812, 814, 818, 836, and 906 N Dodgion Ave shall be rezoned from C-2 (General Commercial) to R-6/PUD (Single-Family Residential/Planned Unit Development). The following condition shall be applied to these properties:

1) The current lot size and setbacks as established on these properties shall be set for reconstruction and rehabilitation of the existing structures.

PROJECT DESCRIPTION & BACKGROUND INFORMATION

PROJECT DESCRIPTION: A city rezoning for these properties from C-2 and C-1 to R-6 and R-6/PUD.

Current Zonings: C-2 and C-1 **Proposed Zoning:** R-6 and R-6/PUD

Current/Continued Use: Single-Family Residential

Zoning History:
The properties included in this application for rezoning are part of the Gates Park, Linwood Addition and Martin Heights subdivisions, recorded in 1887 and 1921, and already having been annexed in 1851.

At the time Independence adopted its Zoning District Map in 1965, properties along the west side of Dodgion Avenue were designated a C-3 (Commercial) zoning classification and properties along the east side were designated an R-1 (Single Family) classification. In 1980, Independence updated its Zoning District Map, and these classifications were updated to C-2 (General Commercial) and R-1b (Single Family Residential) respectively. In 2008, the City Council approved a request to rezone the property located at 805 N Dodgion Ave from R-1b (Single Family Residential) to C-P-1 (Planned Neighborhood Commercial). The city adopted the Unified Development Ordinance in 2009, and the zoning classifications for the subject properties were updated to C-2 (General Commercial) and C-1 (Neighborhood Commercial).

Proposal:
The City seeks to rezone the properties part of this application to R-6 (Single Family Residential) and R-6/PUD (Single Family Residential/Planned Unit Development) to better conform with the existing land use and character of the surrounding neighborhood.

Several properties along this segment of Dodgion Avenue do not meet the city's current development standards for new single-family homes. This rezoning case includes a request to designate these properties an R-6/PUD zoning classification to ensure the subject properties can be rebuilt to their original construction.

Physical Characteristics of Properties:
Houses along this segment of Dodgion Avenue vary in age from 1890 to the early 1950s. Houses are of similar designs, including ranch-style and bungalow-style homes and vary in size from 750 to 1,400 square feet.

Characteristics of the Area:
This segment of Dodgion Avenue includes commercial uses to the north, west and south. A variety of uses are contained within the surrounding commercial districts including personal services, food establishments, office spaces, auto repair and sales, and self-storage facilities. The subject properties are located south, across US 24 Highway from William Chrisman High School. Subdivisions of similar age, size and design are located to the east of the subject properties part of this rezoning request.

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 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 Established Neighborhoods. The Tools and Policies to promote community identity state the need to, "Support the preservation and protection of …properties."

Construction of this neighborhood predominantly took place in the first half of the twentieth century. Rezoning these properties retains the character of the neighborhood by aligning their land use with their current use. This rezoning supports the preservation and protection of this neighborhood.

Sub-Area Plans:
These properties are not located within any sub-area plan.

Zoning:
The proposed R-6 (Single-Family Residential) zoning classification allows for single-family dwellings.

Historic and Archeological Sites:
There are no apparent historic or archeological issues with this 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.

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 Established Neighborhood for the area. Staff believes single-family residential zoning is appropriate given the development of this area throughout the first half of the twentieth century.

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 not within a sub-area plan area.
3. **The compatibility of the proposed zoning with the zoning and use of nearby property, including any overlay zoning.**
   The current use of the subject properties is residential. Rezoning these properties conforms to their current use. Residential neighborhoods abut the area 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**.
   C-2 and C-1 zoning is not compatible with existing homes and uses in the area.
6. **The length of time the subject property has remained vacant as zoned.**
   This is not applicable.
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 and 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. Application
2. Notification Letters External
3. Notification Letters Internal
4. Address Lists External
5. Address List Internal
6. Notification Area Map
7. Affidavit
8. Exploratory Letter
9. Comprehensive Plan map
10. Zoning map

INDEPENDENCE
MISSOURI

Planning and Zoning
Application Form

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

Application Type (check all that apply)

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

Project Information and Location

North Dodgion Corrective Rezoning
Project Name

Project Address/Location

N/A	N/A	23	No
Sq. Ft. of Building	Acreage	Number of Lots/Tracts	Steam Buffer (Yes or No)
C-2 and C-1	R-6 and R-6/PUD	Single Family	N/A
Existing Zoning	Proposed Zoning	Existing Land Use	Proposed Land Use

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

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

Contact Information

Applicant

City of Independence
Name — Company

111 E Maple Ave
Address

(816)325-7421 — gglaser@indepmo.org
Phone — Email

Architect/Engineer/Surveyor/Other: _____

Name — Company

Address

Phone — Email

Owner

Name — Company

Address

Phone — Email

Architect/Engineer/Surveyor/Other: _____

Name — Company

Address

Phone — Email

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

Applicant’s Signature — Date

Owner’s Signature — Date

INDEPENDENCE
★ COMMUNITY DEVELOPMENT ★

September 24, 2025

Dear Property Owner:

The City of Independence is proposing to change the zoning classification of 23 properties located along North Dodgion Avenue from C-2 (General Commercial) and C-1 (Neighborhood Commercial) to R-6 (Single-Family Residential) and R-6/PUD (Single-Family/Planned Unit Development).

You are receiving this notification because your property has been identified as being within 185 feet of the subject properties for rezoning. Rezoning is proposed to better align with the existing uses. Please review the attached exhibit indicating the subject properties.

The properties subject to the rezoning include:

- 700, 800, 816, 826, 827, 829, 832, 912, 914, and 918 North Dodgion Avenue from C-2 (General Commercial) to R-6 (Single-Family Residential).
- 801 and 805 North Dodgion Avenue from C-1 (Neighborhood Commercial) to R-6 (Single-Family Residential)
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The lots on the map are presently zoned C-2 (General Commercial) and C-1 (Neighborhood Commercial). The City is proposing to change the zoning of the lots to R-6 and R-6/PUD--zoning classifications that permit one (1) single-family home per lot.

A formal public hearing on this rezoning will be held on **October 14, 2025** by the Independence Planning Commission at 6:00 p.m. The meeting will also be streamed on City 7 and YouTube. The City Council is scheduled to consider action on this request at its 6:00 p.m. meeting on December 1, 2025.

Property owners included in this rezoning have the right to legally protest the application. Forms are available in the Community Development Department at City Hall.

If you have any questions regarding this matter, please don't hesitate to reach out.

Sincerely,

Gabriel C. Glaser
Planner
(816)325-7421
gglaser@indepmo.org

Subject Properties

INDEPENDENCE
COMMUNITY DEVELOPMENT

North Dodgion

Case #25-100-19

Prepared For: Planning Commission
Meeting Date: October 14, 2025

INDEPENDENCE
★ COMMUNITY DEVELOPMENT ★

September 24, 2025

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Sincerely,

Gabriel C. Glaser
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gglaser@indepmo.org

Subject Properties

INDEPENDENCE
• COMMUNITY DEVELOPMENT •

North Dodgion

Case #25-100-19

Prepared For: Planning Commission
Meeting Date: October 14, 2025

Property Address	Property Owner	Owner Address	City	State	ZIP Code
201 E US 24 HWY	CENLAND ASSOC LIMITED PTP	PO BOX 711	DALLAS	TX	75221-0711
210 E COLLEGE ST	RAYNOR NICCOLAS	91-807 KAUWILI ST	EWA BEACH	HI	96706
211 E COLLEGE ST	HARRIS SAMUEL A & NANCY E	15308 E TRUMAN RD	INDEPENDENCE	MO	64055
225 E COLLEGE ST	GENTRY HAYWOOD LOUIS III	225 E COLLEGE	INDEPENDENCE	MO	64050
227 E COLLEGE ST	LGR HOLDINGS LLC	600 E ADMIRAL BLVD UNIT 1303	KANSAS CITY	MO	64106
239 E COLLEGE ST UNIT A	LUCHT JODIE	921 S MAIN ST	INDEPENDENCE	MO	64050
26-210-03-02-02-0-00-000	EISENBERG L & M KAHN G & R	6310 LAMAR 220	OVERLAND PARK	KS	66202
26-210-03-38-00-0-00-000	ABPLANALP HILLARY & FULTON MICHAEL	805 N DODGION	INDEPENDENCE	MO	64050
304 E COLLEGE ST	GEARY ROBERT A & MICHELLE L	304 E COLLEGE ST	INDEPENDENCE	MO	64050
305 E US 24 HWY	AREC 4 LLC	PO BOX 29046	PHOENIX	AZ	85038-9046
310 E COLLEGE ST	ARF4 LLC	16657 E 23RD ST S STE 370	INDEPENDENCE	MO	64055
315 E NETTLETON AVE	MOSS JERRY W & SHIRLEY L	315 E NETTLETON	INDEPENDENCE	MO	64050
316 E NETTLETON AVE	SAVAGE DEREK DAMON & AMIE CHRISTINE	3141 S BRADFORD LN	INDEPENDENCE	MO	64015
318 E COLLEGE ST	EDWARDS KENNETH J & DANIELLE L	318 E COLLEGE ST	INDEPENDENCE	MO	64050
319 E NETTLETON AVE	JEWETT MARY L	319 NETTLETON	INDEPENDENCE	MO	64050
320 E NETTLETON AVE	LD FAMILY PROPERTIES LLC	PO BOX 214	SIBLEY	MO	64088
323 E NETTLETON AVE	323 E NETTLETON AVENUE LLC	PO BOX 1584	INDEPENDENCE	MO	64055
324 E NETTLETON AVE	EDWARDS WILLIAM P & LISA M	324 E NETTLETON	INDEPENDENCE	MO	64050
327 E NETTLETON AVE	WILLIAMS EVA L	327 NETTLETON AVE	INDEPENDENCE	MO	64050
328 E NETTLETON AVE	WEDDLE RICHARD E	328 E NETTLETON AVE	INDEPENDENCE	MO	64050
331 E NETTLETON AVE	PITTS THOMAS W & KELLY M	19416 E 14TH ST N	INDEPENDENCE	MO	64056
332 E NETTLETON AVE	MOTOWN INVESTMENTS LLC	PO BOX 1584	INDEPENDENCE	MO	64055
630 N DODGION AVE	AMERICAN INVESTMENT PROPERTIES LLC	1498 NW FOXBORO RD	BLUE SPRINGS	MO	64015
631 N NOLAND RD	BELLA CASA INVESTMENTS LLC	17802 E UNION SCHOOL RD	INDEPENDENCE	MO	64058
700 N DODGION AVE	SHELLHORN KEVIN R & CAMPBELL JULIE E	700 N DODGION	INDEPENDENCE	MO	64050
701 N DODGION AVE	TBG HOLDINGS LLC	19704 N DAKOTA DR	INDEPENDENCE	MO	64056
701 N NOLAND RD	KS & MO INVESTMENTS LLC	5960 W PARKER RD # 278-197	PLANO	TX	75093
701 N NOLAND RD	CHURCHS FRIED CHICKEN INC	980 HAMMOND DR NE STE 1100	ALTANTA	GA	30328
705 N DODGION AVE	TCG-CPC LLC	139 CHERRY HILL DR	BELTON	MO	64012

705 N NOLAND RD	VANLEEUWEN FELIX F & WANDA K	6405 PROCTOR AVE	KANSAS CITY	MO	64133
707 N NOLAND RD	VAN LEEUWEN FELIX & WANDA	6405 PROCTOR	KANSAS CITY	MO	64133
708 N DODGION AVE	BURKMAN JACOB	708 N DODGION ST	INDEPENDENCE	MO	64050
716 N DODGION AVE	MILLER CRYSTAL M & SALUTO JAMES J	716 N DODGION	INDEPENDENCE	MO	64050
718 N DODGION AVE	HERNANDEZ INDALECIO J & TEODOLINDA	718 N DODGION	INDEPENDENCE	MO	64050
720 N DODGION AVE	HERNANDEZ TEODOLINDA	720 N DODGION AVE	INDEPENDENCE	MO	64050
722 N DODGION AVE	HUDSON DREW E & LISA K	PO BOX 3253	INDEPENDENCE	MO	64055
725 N DODGION AVE	IRA CLUB	67 E MADISON ST STE 1510	CHICAGO	IL	60603
731 N DODGION AVE	MOSS JERRY W & SHIRLEY	731 N DODGION ST	INDEPENDENCE	MO	64050
800 N DODGION AVE	KRAFT PROPERTIES ENTERPRISES LLC	1045 METROPOLITAN AVE	KANSAS CITY	KS	66103
801 N DODGION AVE	FULTON MICHAEL T & ABPLANALP HILLARY	805 N DODGION AVE	INDEPENDENCE	MO	64050
812 N DODGION AVE	MCCLAIN ALLEN J & JEANNE D	812 N DODGION	INDEPENDENCE	MO	64050
814 N DODGION AVE	MANNS REAL ESTATE INVESTMENTS 010A LLC	PO BOX 351	INDEPENDENCE	MO	64051
815 N NOLAND RD STE 1	NOLAND SHOPS LLC	7500 NW 25TH ST UNIT 257	DORAL	FL	33122
818 N DODGION AVE	GAMMA LLC	PO BOX 1693	INDEPENDENCE	MO	64055
821 N DODGION AVE	FLORES FRANCISCO J	821 N DODGION ST	INDEPENDENCE	MO	64050
826 N DODGION AVE	HEFFRON RANDALL	826 N DODGION AVE	INDEPENDENCE	MO	64050
827 N DODGION ST	REED PERRY A	1209 W WALNUT ST	INDEPENDENCE	MO	64050
829 N DODGION AVE	BEEBE KATHY J	826 N DODGION	INDEPENDENCE	MO	64050
829 N NOLAND RD	HILL PATRICIA ANN	17703 E REDWOOD DR	INDEPENDENCE	MO	64056
832 N DODGION AVE	SPORTSMAN JAMIE	832 N DODGION ST	INDEPENDENCE	MO	64050
836 N DODGION AVE	MAGGIO CONNIE	836 N DODGION AVE	INDEPENDENCE	MO	64050
906 N DODGION AVE	BELL JEFF A	906 N DODGION AVE	INDEPENDENCE	MO	64050
911 N NOLAND RD APT A	FLEMING EDGAR H	2039 S 85TH AVE	OMAHA	NE	68124
912 N DODGION AVE	HAWKINS KATHI S	912 N DODGION AVE	INDEPENDENCE	MO	64050
914 N DODGION AVE	MUNJAK TODD	918 N DODGION	INDEPENDENCE	MO	64050
918 N DODGION AVE	MUNJAK TODD J	918 N DODGION ST	INDEPENDENCE	MO	64050
922 N DODGION AVE	HOYT JEFFREY B	101 SW 9TH ST	OAK GROVE	MO	64075
930 N DODGION AVE	MONROE L L C	1915 N LAZY BRANCH RD	INDEPENDENCE	MO	64058

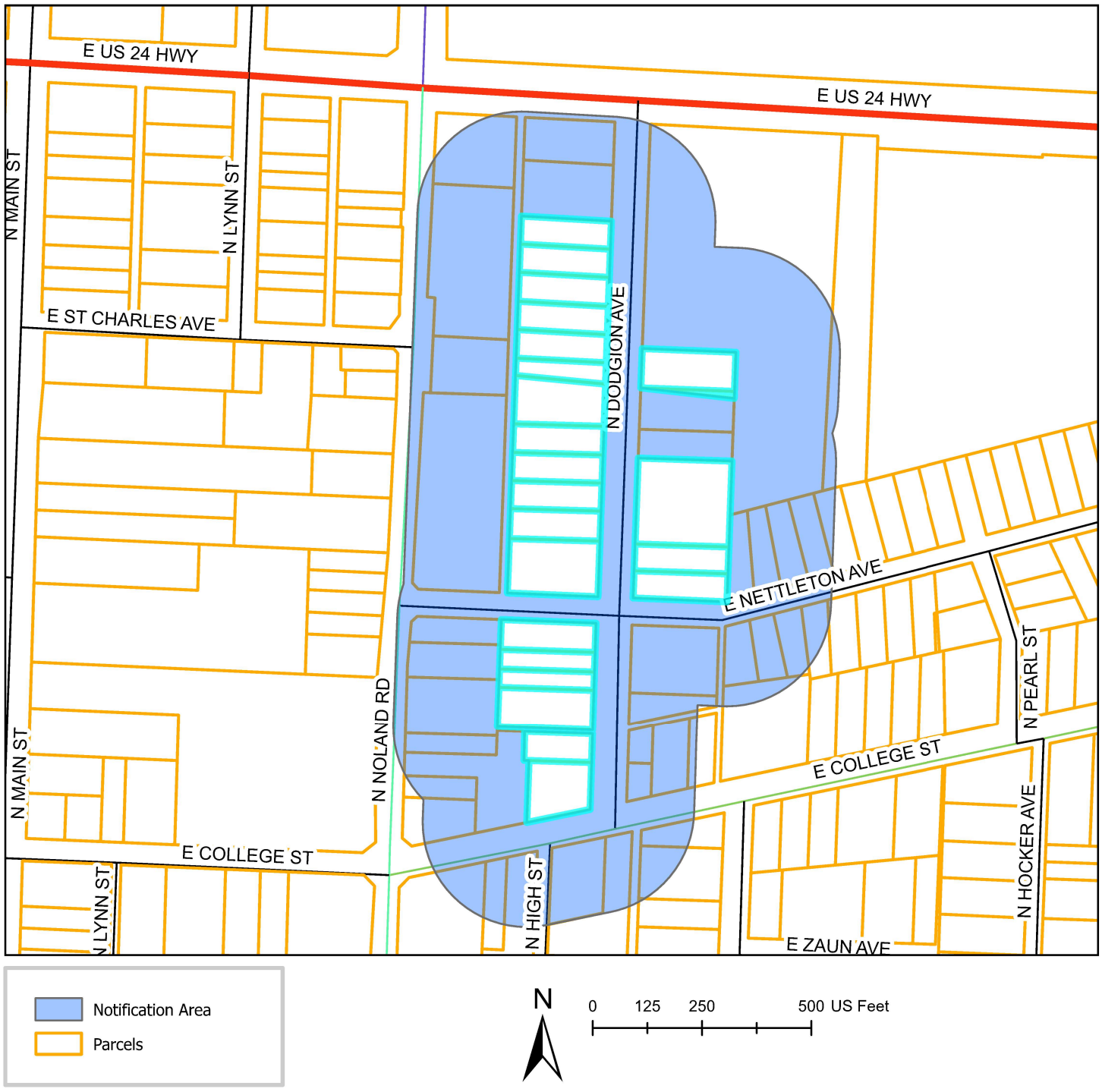
Property Address	Property Owner	Owner Address	City	State	ZIP Code
0 SITUS VERIFICATION IN PROGRESS	ABPLANALP HILLARY & FULTON MICHAEL	805 N DODGION	INDEPENDENCE	MO	64050
700 N DODGION AVE	SHELLHORN KEVIN R & CAMPBELL JULIE E	700 N DODGION	INDEPENDENCE	MO	64050
708 N DODGION AVE	BURKMAN JACOB	708 N DODGION ST	INDEPENDENCE	MO	64050
716 N DODGION AVE	MILLER CRYSTAL M & SALUTO JAMES J	716 N DODGION	INDEPENDENCE	MO	64050
718 N DODGION AVE	HERNANDEZ INDALECIO J & TEODOLINDA	718 N DODGION	INDEPENDENCE	MO	64050
720 N DODGION AVE	HERNANDEZ TEODOLINDA	720 N DODGION AVE	INDEPENDENCE	MO	64050
722 N DODGION AVE	HUDSON DREW E & LISA K	PO BOX 3253	INDEPENDENCE	MO	64055
800 N DODGION AVE	KRAFT PROPERTIES ENTERPRISES LLC	1045 METROPOLITAN AVE	KANSAS CITY	KS	66103
801 N DODGION AVE	FULTON MICHAEL T & ABPLANALP HILLARY	805 N DODGION AVE	INDEPENDENCE	MO	64050
805 N DODGION AVE	FULTON MICHAEL T & ABPLANALP HILLARY	805 N DODGION AVE	INDEPENDENCE	MO	64050
812 N DODGION AVE	MCCLAIN ALLEN J & JEANNE D	812 N DODGION	INDEPENDENCE	MO	64050
814 N DODGION AVE	MANNS REAL ESTATE INVESTMENTS 010A LLC	PO BOX 351	INDEPENDENCE	MO	64051
816 N DODGION AVE	MANNS REAL ESTATE INVESTMENTS 010A LLC	PO BOX 351	INDEPENDENCE	MO	64051
818 N DODGION AVE	GAMMA LLC	PO BOX 1693	INDEPENDENCE	MO	64055
826 N DODGION AVE	HEFFRON RANDALL	826 N DODGION AVE	INDEPENDENCE	MO	64050
827 N DODGION ST	REED PERRY A	1209 W WALNUT ST	INDEPENDENCE	MO	64050
829 N DODGION AVE	BEEBE KATHY J	826 N DODGION	INDEPENDENCE	MO	64050
832 N DODGION AVE	SPORTSMAN JAMIE	832 N DODGION ST	INDEPENDENCE	MO	64050
836 N DODGION AVE	MAGGIO CONNIE	836 N DODGION AVE	INDEPENDENCE	MO	64050
906 N DODGION AVE	BELL JEFF A	906 N DODGION AVE	INDEPENDENCE	MO	64050
912 N DODGION AVE	HAWKINS KATHI S	912 N DODGION AVE	INDEPENDENCE	MO	64050
914 N DODGION AVE	MUNJAK TODD	918 N DODGION	INDEPENDENCE	MO	64050
918 N DODGION AVE	MUNJAK TODD J	918 N DODGION ST	INDEPENDENCE	MO	64050

Notification Area Map

INDEPENDENCE
COMMUNITY DEVELOPMENT

North Dodgion

Case #25-100-19



Prepared For: Planning Commission
Meeting Date: October 14, 2025

Property Owner Notification Affidavit

STATE OF MISSOURI

COUNTY OF JACKSON

Case No. 25-100-19

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 24th day of September, 2025.

Miranda L Rice

Signature of Agent, Owner or Attorney

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

Jodi R Baker

Notary Public

JODI R BAKER
Notary Public - Notary Seal
State of Missouri
Commissioned for Jackson County
My Commission Expires: March 06, 2028
Commission Number: 24757914

March 6, 2028

Commission Expiration Date

INDEPENDENCE
★ COMMUNITY DEVELOPMENT ★

August 7, 2025

Dear Property Owner:

The City of Independence is proposing to change the zoning classification of several properties located along Noland Road and Dodgion Avenue.

The city is proposing to change the zoning of the subject properties from C-2 (General Commercial) and C-1 (Neighborhood Commercial) to R-6 (Single-Family Residential). The subject properties part of this proposed rezoning are currently single-family homes. This proposed rezoning will better align the zoning district classification to the existing use.

Both a map highlighting the subject properties (cyan) and a list of the lots proposed to be rezoned are included in this mailing. The city is proposing to change the zoning classification of the properties indicated on the map and list to R-6 (Single-Family Residential)—a classification that allows one (1) single-family dwelling unit per lot.

The intent of this letter is to gauge public interest in this proposed rezoning. Please provide your response to this proposal by August 21, 2025. Any input that you're able/willing to provide is greatly appreciated.

Sincerely,

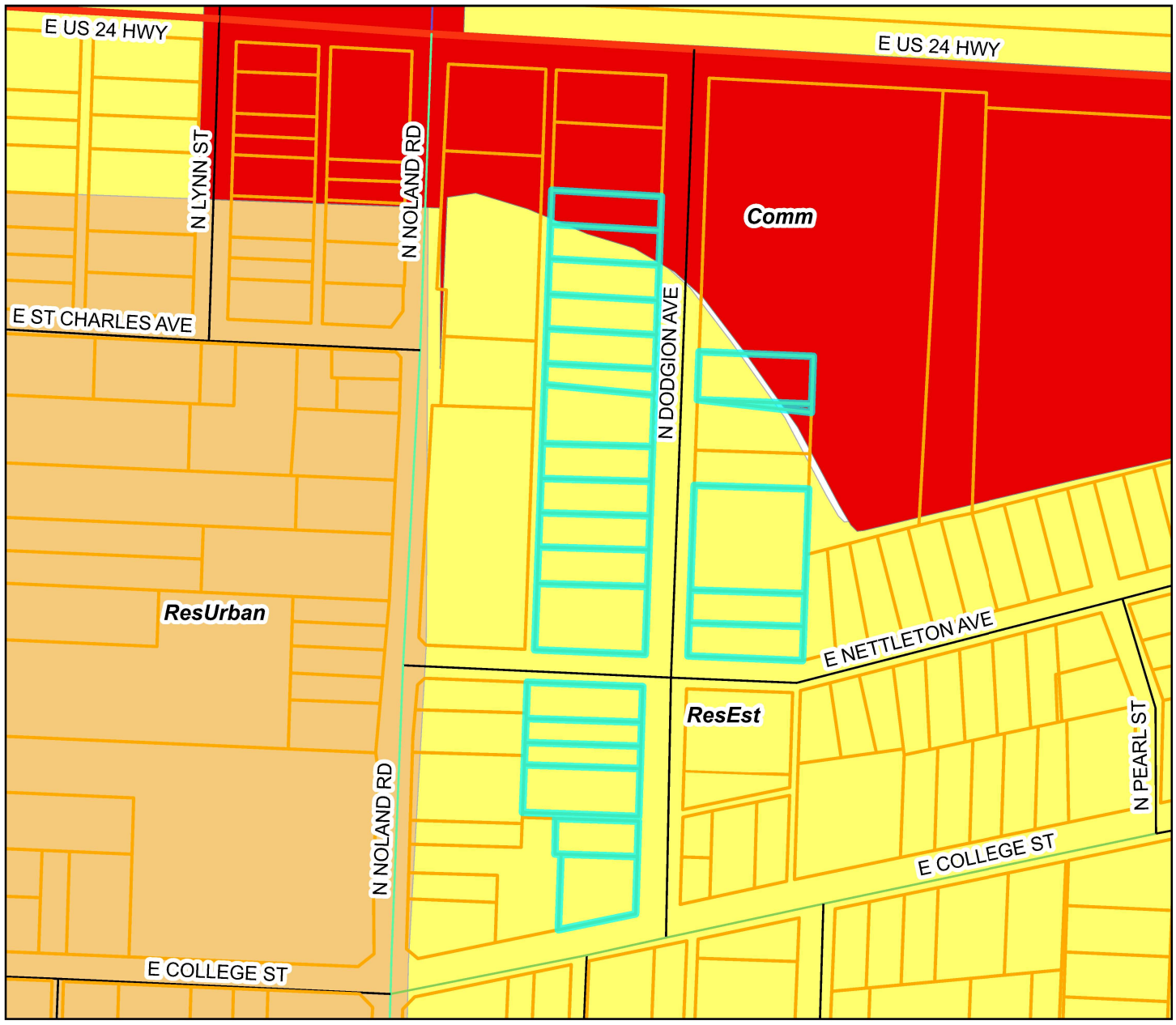
Gabriel C Glaser
Planner
City of Independence, Mo
(816)325-7421
gglaser@indepmo.org

Comprehensive Plan

INDEPENDENCE
COMMUNITY DEVELOPMENT

North Dodgion

Case #25-100-19



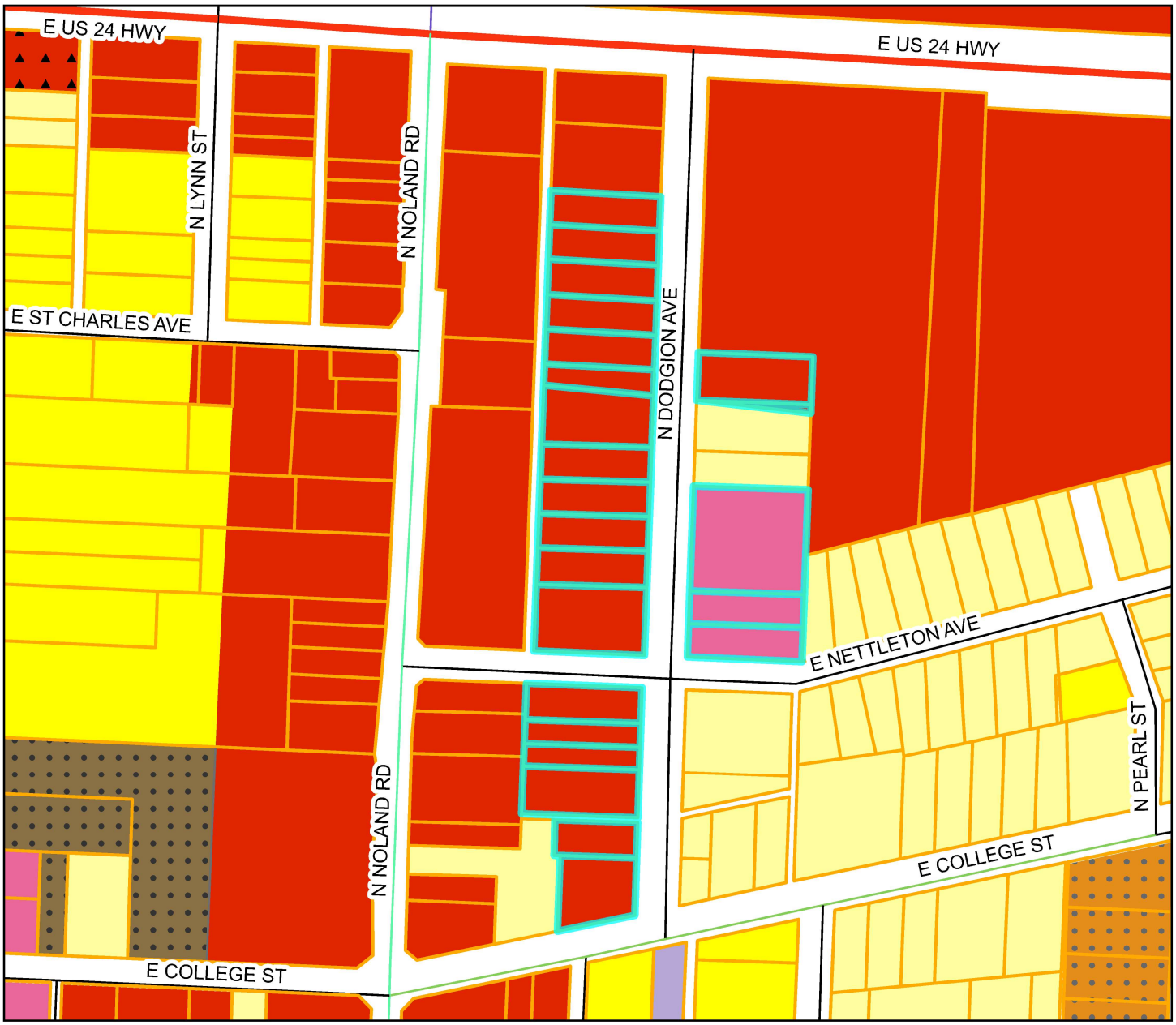
Prepared For: Planning Commission
Meeting Date: October 14, 2025

Zoning Map

INDEPENDENCE
★ COMMUNITY DEVELOPMENT ★

North Dodgion

Case #25-100-19



Parcels

Zoning District

- C-1
- C-2
- C-2/SUP
- I-1
- R-12
- R-18/PUD
- R-30/PUD
- R-6

N

0 125 250 500 US Feet

Prepared For: Planning Commission
Meeting Date: October 14, 2025

INDEPENDENCE
★ COMMUNITY DEVELOPMENT ★

Planning Commission
Staff Report

MEETING DATE: October 14, 2025 **STAFF:** Brian L. Harker, Planner

PROJECT NAME: Woodland Avenue Rezoning

CASE NUMBER/REQUESTS: **Case 25-100-20 – Rezoning – 1116 S Woodland Ave & 1506 W 23rd Street** - A request to rezone the properties at 1116 S Woodland & 1506 W 23rd Street from I-1 (Industrial) to R-12 (Two Family Residential).

APPLICANT/OWNER: Zackary B. Whitworth

APPLICANT/OWNER ADDRESS: 6677 Cherry Grove Circle, Orlando, FL 32809

STITUS ADDRESS: 1116 S. Woodland Avenue

UNIT ADDRESSES: 1116 S. Woodland Avenue and 1506 W. 23rd Street S.

SURROUNDING ZONINGS/LAND USES:

North: I-1 (Industrial)…single-family residence
South: C-2 (General Commercial)…auto title loans and payday loans
East: I-1 (Industrial)…used car lots
West: I-1 (Industrial)…metal recycling

PUBLIC NOTICE:

- Letters to property owners – September 26, 2025
- Public Notice published in the Independence Examiner – September 27, 2025
- Signs posted on property – September 26, 2025

FURTHER ACTION:

Following action by the Planning Commission, this rezoning request is scheduled for first reading by the City Council on November 17, 2025 and the public hearing/second reading on December 1, 2025.

RECOMMENDATION

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

PROJECT DESCRIPTION & BACKGROUND INFORMATION

PROJECT DESCRIPTION: A request by Zackary B. Whitworth to rezone the property located at 1116 S. Woodland Avenue from I-1 (Industrial) to R-12 (Two-Family Residential).

Current Zoning: I-1 (Industrial)

Proposed Zoning: R-12 (Two-Family Residential)

Current Use: Two-family residence
Continued Use: Two-family residence

Zoning History:
This area was annexed by the City of Independence in 1851. The property included in this application to be rezoned was platted as the Forest Home addition in the 1920's. The duplex sets on the North 60 feet of Lot 8, Block 3.

At the time Independence adopted its Zoning District Map (Ordinance No. 1132) in 1965, 1116 S. Woodland Avenue and 1526 W. 23rd Street S. were zoned M-1 (Industrial). The city adopted its Unified Development Ordinance (UDO) (Ordinance No. 17339) in 2009, and the M-1 (Industrial) zoning was converted to I-1 (Industrial).

Proposal:
Zackary B. Whitworth seeks to rezone the residential units that sit on this lot (1116 S. Woodland Avenue and 1506 W. 23rd Street S.) to R-12 (Two-Family Residential) to satisfy a lender's concern about the property's legal nonconformity. This downzoning will better conform with the existing land use and character of the adjacent neighborhood.

Physical Characteristics of Property:
The applicant's property is an early twentieth century, one-story bungalow home with off-white wood siding that was originally a single-family residence. It was converted into a duplex decades ago by constructing a breezeway to an accessory structure to the west. The property has existing gravel pull-offs immediately off a gravel alley. Depending on the construction costs of any permitted future improvements, the driveway may or may not have to be repaved.

Characteristics of the Area:
The 23rd Street corridor (both east and west) is a business corridor. However, Woodland Avenue is a street of single-family homes within a surrounding neighborhood of mostly single-family homes and some duplexes. The homes in the area are similar pre-World War II era houses, mostly bungalows.

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 Established 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 early twentieth century. Rezoning this property helps retain the character of the neighborhood by aligning the home's zoning with their current use. This rezoning supports the preservation and protection of this neighborhood.

Sub-Area Plans:
The duplex is in an area without a sub-area plan.

Zoning:
The proposed R-12 (Two-Family Residential) zoning classification allows for one or two-family dwellings and various other uses (schools, churches, government facilities, cemeteries, home-based daycare, etc.). Currently, the property is zoned I-1 (Industrial) and allows for offices, auto repair, warehousing, distribution, wholesaling, mini-storage and various other related uses.

Driveway and Access:
The duplex has an existing legal nonconforming gravel driveway (with space for two cars) off-of the west alley.

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 that R-12 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.**
   There is no sub-area plan for 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-12 zoned properties with single-family homes to the north and west.
4. **The compatibility of the proposed zoning and allowed uses with the character of the neighborhood.**
   The proposed R-12 zoning is compatible with the character of 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 I-1 zoning is not compatible with the existing housing stock and uses along Woodland Avenue.
6. **The length of time the subject property has remained vacant as zoned.**
   The property has been continuously occupied.

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

EXHIBITS

1. Cover Letter
2. Application
3. Notification Letter
4. Address List
5. Notification Area Map
6. Affidavit
7. Drawing
8. Pictures
9. Comprehensive Plan Map
10. Zoning Map

Brian Harker

From: Zack Whitworth [redacted]
Sent: Tuesday, August 26, 2025 1:31 AM
To: CD Planning
Subject: Rezoning application form - 1116 S Woodland Ave
Attachments: Planning Commission - Planning and Zoning Application - 1116 S Woodland Ave.pdf

[redacted]

You don't often get email fro[redacted] Learn why this is important

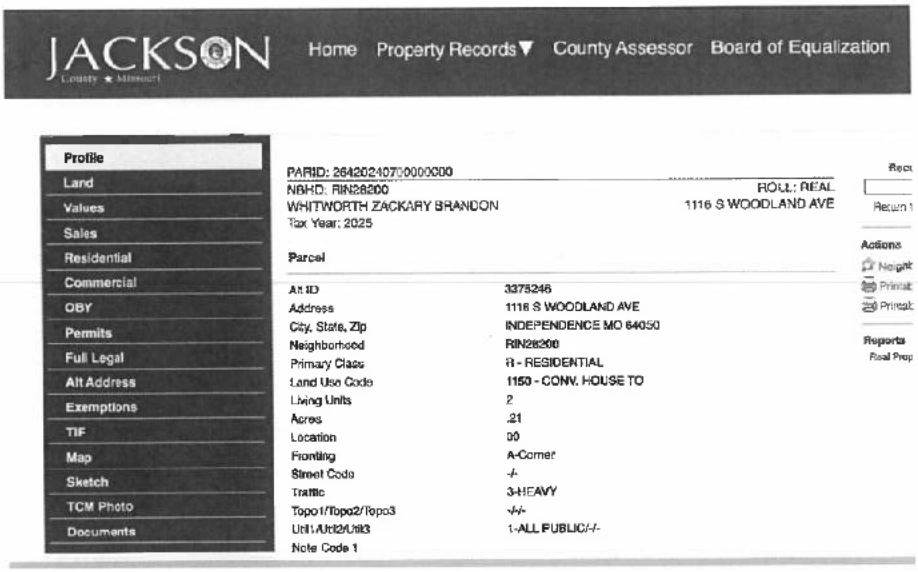
Hello,
Please see attached rezoning application form.

I spoke to Gabe yesterday about this duplex I have for sale that is now being blocked by the buyer's lender, as it is showing as zoned Industrial instead of Residential - which will delay or void the sale of this property under-contract for 8/29/2025 closing.

Please note, there is no way I could have known this was zoned Industrial by the city, as even the Jackson Co Parcel Viewer website shows this property as Residential (see below).

Please advise if the attached form is completed sufficiently, allowing me to pay the fee and have it re-zoned as Residential as soon as possible.

Thanks,
Zack Whitworth
Kinship Realty LLC



INDEPENDENCE
MISSOURI

Planning and Zoning
Application Form

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

Application Type (check all that apply)

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

Project Information and Location

Project Information: R-2/Two-Family Residential Rezoning for grandfathered rental property that is currently zoned Industri

Project Name

1116 S Woodland Avenue + 1506 W 23rd St. South (duplex/shared roof)

Project Address/Location

1450	0.21	1	No
Sq. Ft. of Building	Acreage	Number of Lots/Tracts	Steam Buffer (Yes or No)
Industrial	Residential	R-2, Two-Family Residential	R-2 Two-Family Residential
Existing Zoning	Proposed Zoning	Existing Land Use	Proposed Land Use

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

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

Contact Information

Applicant

Zackary B Whitworth — Name
Kinship Realty LLC — Company
[redacted] — Phone / Email

Architect/Engineer/Surveyor/Other: N/A

Name — Company
Address
Phone — Email

Owner

Zackary B Whitworth — Name
Company
Phone / Email

Architect/Engineer/Surveyor/Other: N/A

Name — Company
Address
Phone — Email

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

Zack Whitworth	08-26-2025	Zack Whitworth	08-26-2025
Applicant's Signature	Date	Owner's Signature	Date

May 2022

Appendix B - Property Owner Notification Letter

City of Independence, Missouri

Date: 09-24-2025 Case No. 25-100-20

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

Proposed Case Type (Check One):

☒ Rezoning ☐ Rezoning/PUD ☐ Special Use Permit

☐ Preliminary Development Plan

Proposed project description: R-2/Two-Family Residential Rezoning for grandfathered rental property that is currently zoned industrial.

Applicant: Zackary B Whitworth, Owner – Kinship Realty LLC

Location of Property: 1116 S Woodland Ave + 1506 W 23rd St. South (duplex/shared roof)

Planning Commission Meeting Date: October 14, 2025, at 6:00 p.m.

City Council Meeting Date: December 1, 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.

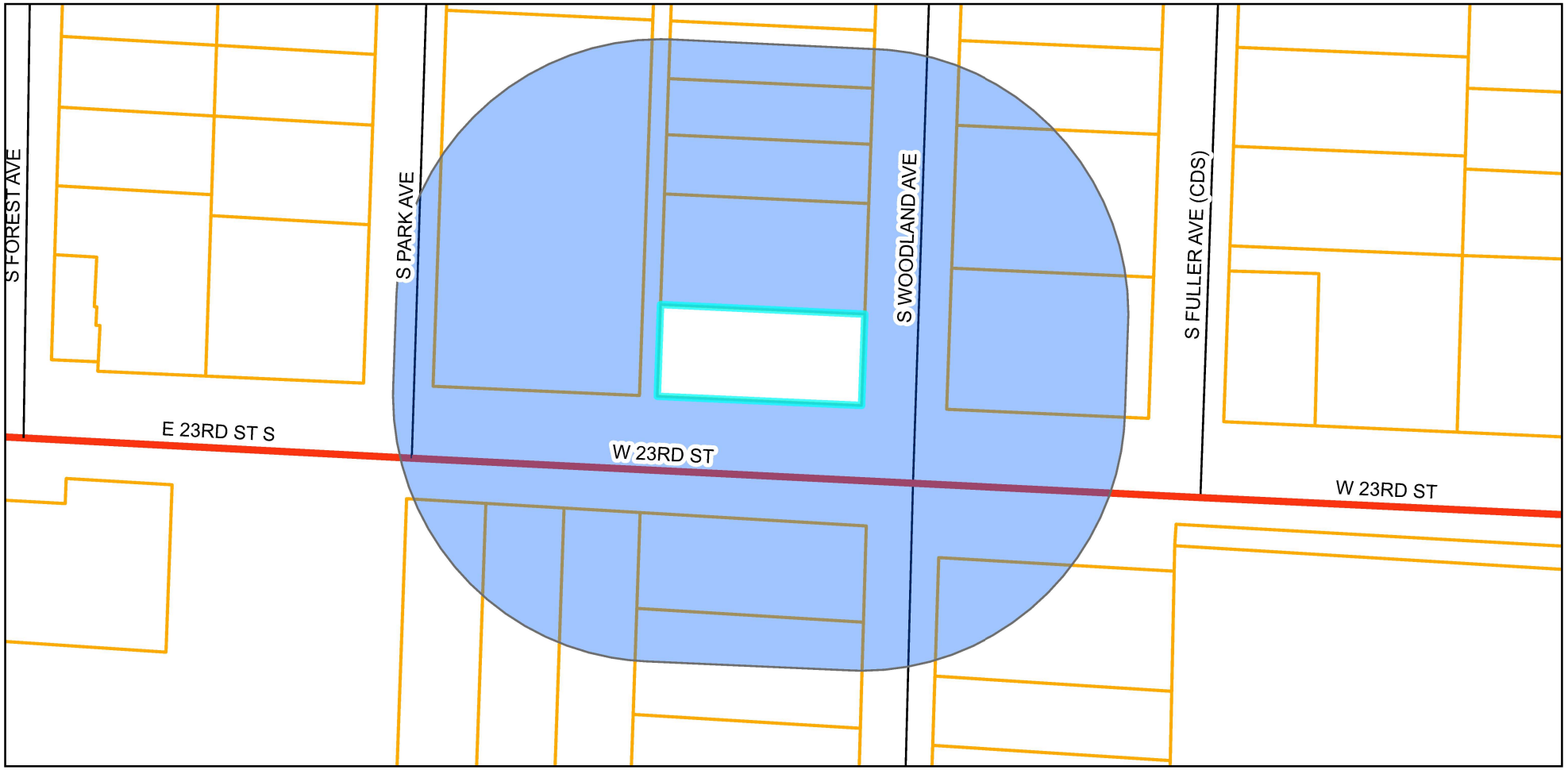
Property Address	Property Owner	Owner Address	City	State	ZIP Code
1106 S WOODLAND AVE	NICE HOUSES LLC	2211 N 69TH TERRACE	KANSAS CITY	KS	66109
1107 S WOODLAND AVE	DANNY E RAINS REVOCABLE TRUST AGREEMENT DATED 04-06-2022	26901 E BUNDSCHU RD	BUCKNER	MO	64016
1108 S WOODLAND AVE	MOURRA JOYCE & RAUL	1514 S PEARL	INDEPENDENCE	MO	64055
1110 S WOODLAND AVE	STARK JAMES E & BARBARA A	1110 S WOODLAND AVE	INDEPENDENCE	MO	64050
1112 S WOODLAND AVE	ABBOTT ANTHONY & BARBARA	5020 ST JOHN AVE	KANSAS CITY	MO	64123-1843
1114 S FULLER AVE	FRANZESKOS PROPERTIES I LLC	12415 NE 144TH ST	KEARNEY	MO	64060
1204 S WOODLAND AVE	CALDERON MARIO & FATIMA	3419 S ATHERTON AVE	INDEPENDENCE	MO	64055
1415 W 23RD ST S	ROTTINGHAUS REAL ESTATE LLC	PO BOX 356	ONALASKA	WI	54650
1503 W 23RD ST S	JPA PROPERTIES LLC	217 SE CHELSEA DR	LEES SUMMIT	MO	64063
1507 W 23RD ST S	HENDREN PROPERTIES LLC	1507 W 23RD ST S	INDEPENDENCE	MO	64050
1511 W 23RD ST S	LOPEZ JORGE BARRAGAN & GONZALEZ GUERRERO ANA P	1511 W 23RD ST	INDEPENDENCE	MO	64050
1511 W 23RD ST S	RASMUSSEN RYAN R & KIMBRY L	3845 S 103RD EAST AVE STE 101	TULSA	OK	74146
1514 W 23RD ST S	GLADE LAND LLC	603 NE FIELD CREEK DR	BLUE SPRINGS	MO	64014

INDEPENDENCE
★ COMMUNITY DEVELOPMENT ★

Notification Area Map

1116 S Woodland Ave

Case #25-100-20



Legend

- Notification Area
- Parcels

0 75 150 300 US Feet

Prepared For: Planning Commission
Meeting Date: October 14, 2025

N

Appendix C - Property Owner Notification Affidavit

STATE OF MISSOURI

COUNTY OF JACKSON

Case No. 25-100-20

I, Zackary B. Whitworth, 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 24th day of September, 2025.

Zack B. Whitworth

Signature of Agent, Owner or Attorney

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

Brandon Kelly Gibson

Notary Public

BRANDON KELLY GIBSON
Notary Public - Notary Seal
STATE OF MISSOURI
Jackson County
My Commission Expires: Jul. 27, 2029
Commission # 25910694

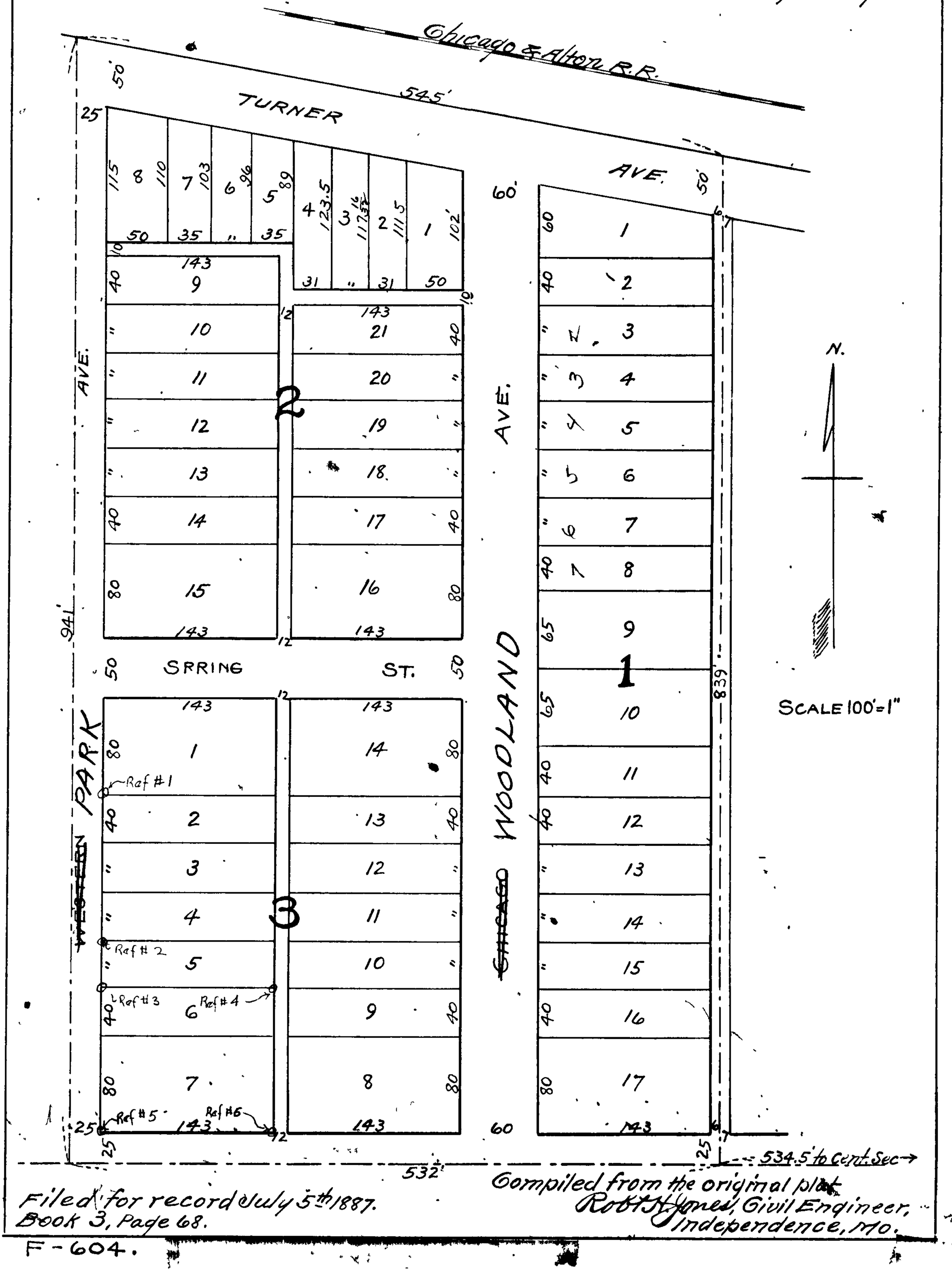
07/27/2029

Commission Expiration Date

FOREST HOME

AN ADDITION TO THE CITY OF INDEPENDENCE, Jackson Co., Mo.

Begins at a point 534½' W. of the Center of Sec. 10 T. 49, R. 32, at the S.W. Cor. of Mercer Place Addition and runs thence N. along the W. line of Mercer Place 839' to the right of way of the C. & A. R.R., thence N. 78¼° W. 545' thence S. 941' to ½ Sec. line of 10, T. 49, R32, thence E. 532 to beginning.



Filed for record July 5th 1887.
Book 3, Page 68.

Compiled from the original plat
Robt. H. Jones, Civil Engineer,
Independence, Mo.

F-604.

S Forest Ave
S Fuller St
Kansas City Southern
78
S Crysler Ave
S Forest Ave

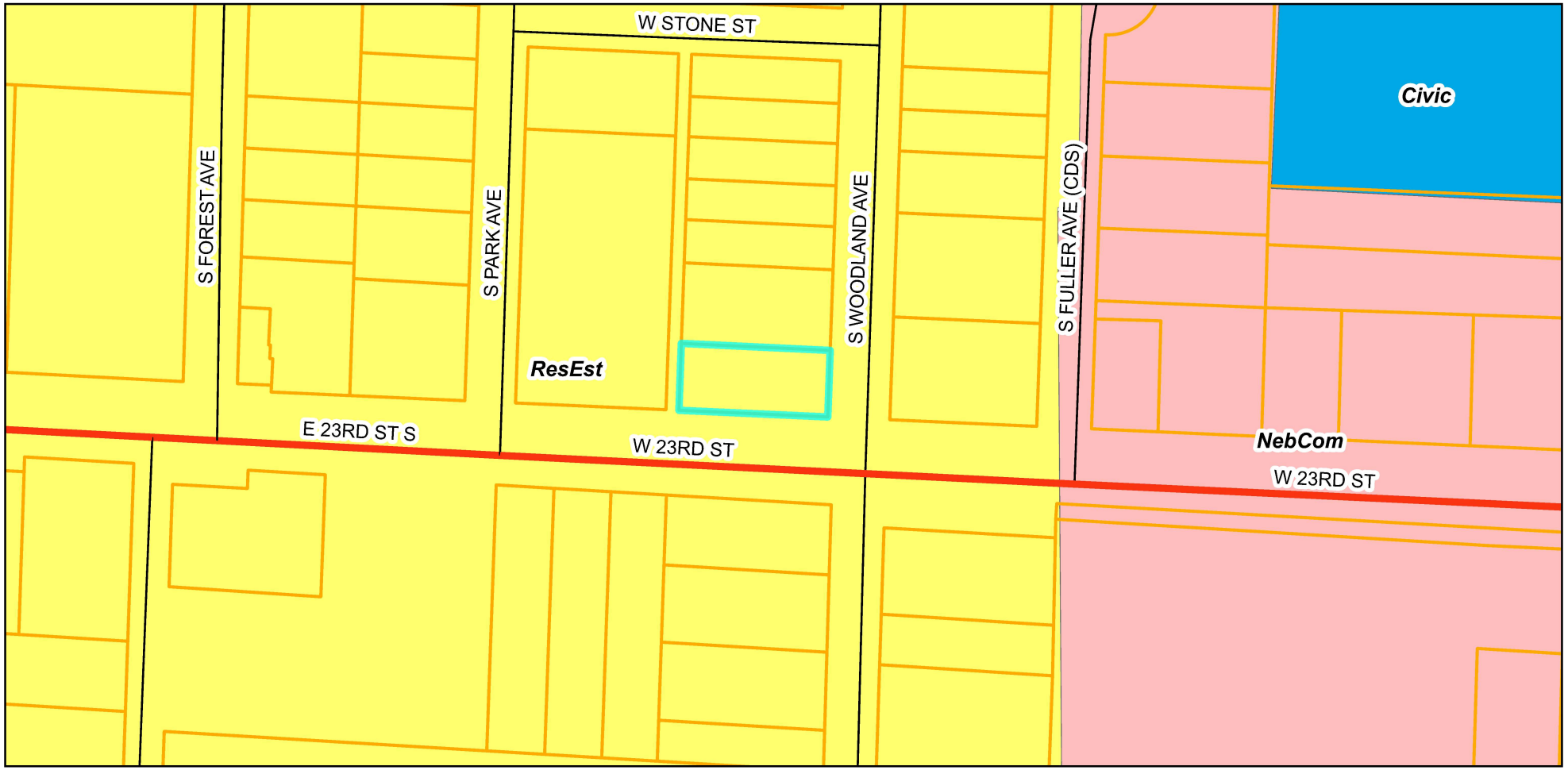
1108
1109
1110
1112
1514
1116
1418
1503
1511
1415

INDEPENDENCE
★ COMMUNITY DEVELOPMENT ★

Comprehensive Plan

1116 S Woodland Ave

Case #25-100-20



Legend

- Parcels
- Comprehensive Plan
  - Residential Neighborhoods
  - Neighborhood Commercial
  - Civic / Public

0 50 100 200 US Feet

Prepared For: Planning Commission
Meeting Date: October 14, 2025

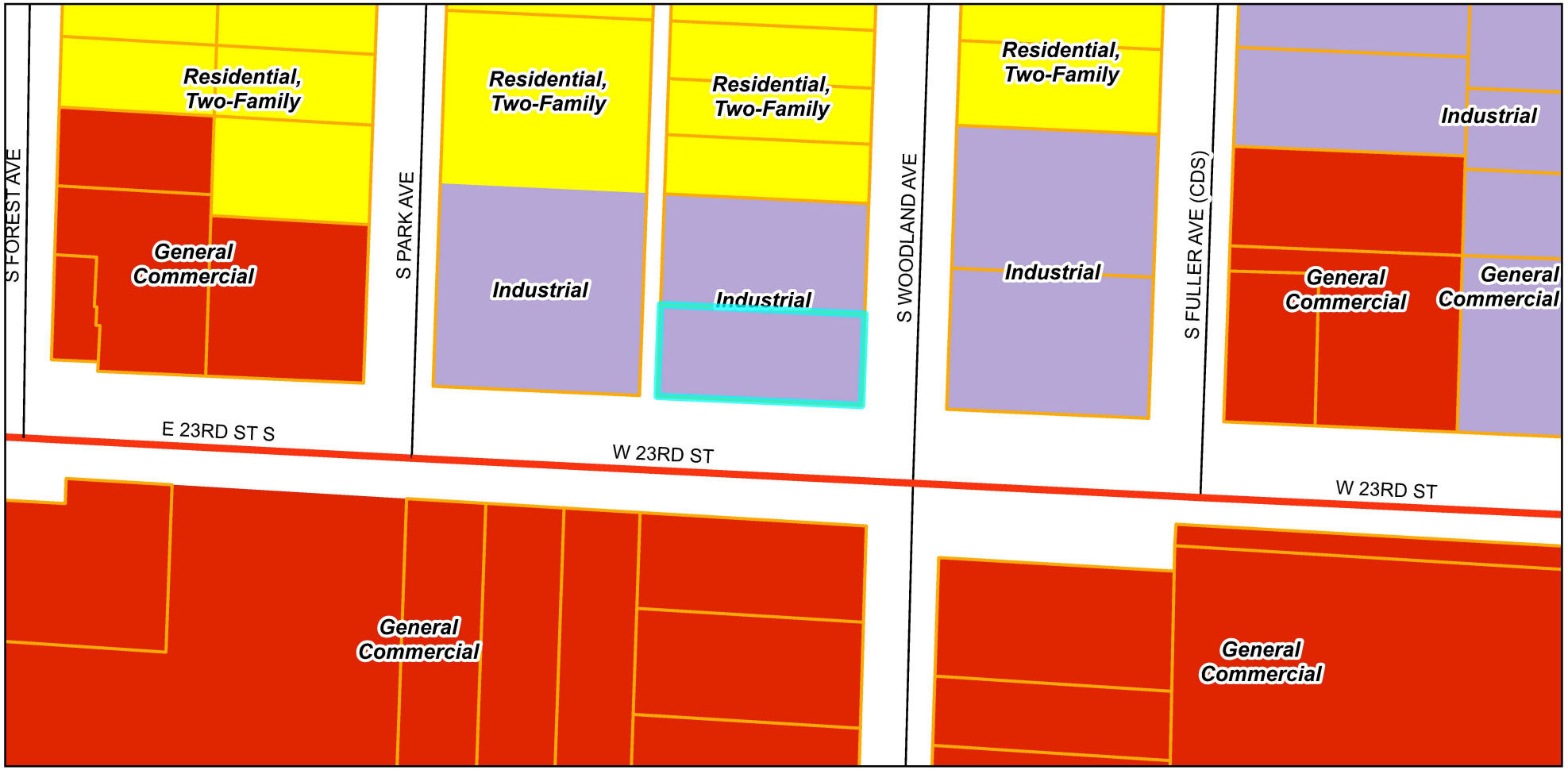
N

INDEPENDENCE
COMMUNITY DEVELOPMENT

Zoning Map

1116 S Woodland Ave

Case #25-100-20



Legend

Parcels

Zoning District

C-2

I-1

R-12

0 75 150 300 US Feet

Prepared For: Planning Commission
Meeting Date: October 14, 2025

N

INDEPENDENCE
★ COMMUNITY DEVELOPMENT ★

Planning Commission
Staff Report

MEETING DATE: October 14, 2025 **STAFF:** Brian L. Harker, Planner

PROJECT NAME: Nathan Bobbit, LLC Air B&B Bed and Breakfast

CASE NUMBER/REQUEST: **Case 25-200-10 – Special Use Permit – 711 N Arapaho Street –** A request to operate a Bed & Breakfast at the property.

APPLICANT/OWNER: Nathan Bobbit

PROPERTY ADDRESS: 711 N. Arapaho Street

SURROUNDING ZONINGS/LAND USES:

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

PUBLIC NOTICE:

- Letters to property owners – September 25, 2025
- Public Notice published in the Independence Examiner – September 27, 2025
- Signs posted on property – September 26, 2025

FURTHER ACTION:

Following action by the Planning Commission, this rezoning request is scheduled for first reading by the City Council on November 17, 2025 and the public hearing/second reading on December 1, 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. The 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 manager 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 Bed and Breakfast will have only 2 (two) adult guests at a time.

PROJECT DESCRIPTION & BACKGROUND INFORMATION

PROJECT DESCRIPTION: A request by Nathan Bobbitt 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:	1,496-square feet

Zoning History:
The proposed Bed and Breakfast is located in a subdivision of ranch and split-level homes built in the 1960's. This two-car garage house has been a single-family residential use its entire existence.

Proposal:
The Bed and Breakfast can accommodate 2 (two) guests. The applicants intend to operate on the AirB&B platform. Because the applicants will be living on the first floor of the home, they will be able to monitor guests.

Physical Characteristics of Property:
The property features a three-car wide driveway, lending to a two-car garage and a driveway down the west side of the house then to a parking area behind the house. The rear of the house features a walkout basement.

The applicants' living space upstairs will have three bedrooms, bathroom kitchen and living room. The basement will have a studio/bedroom, closet 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.

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."

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 on Fridays by Teds Trash. The applicant will include an Escape Route Map and an Emergency Contact Sheet to post on the property. They 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 lack of BnB is this part of Independence, 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, the application appears to satisfy the requirements of Section 14-420 of the Unified Development Ordinance (UDO).
9. **The extent to which public facilite and services are avaliable 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 polices.**
    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. Cover Letter
2. STR Narrative
3. Application
4. Notification Letter
5. Address List
6. Notification Area Map
7. Affidavit
8. Floor Plan
9. Parking Plan
10. Escape Routes
11. Comprehensive Plan Map
12. Zoning Map

Nathan Bobbitt
[redacted]

Date: 8-18-2025

To:
City of Independence Planning and Zoning Division
111 E. Maple Avenue
Independence, MO 64050

Subject: Zoning Application – Bed & Breakfast

Dear Planning and Zoning Staff,

I am submitting this zoning application for my property located at **711 N Arapaho St** to operate a **bed and breakfast (Airbnb)**. Please find attached the required documents, including:

- **One (1) set of 24” x 36” Land Subdivision & Site Development plans**, showing the property layout, existing structures, and proposed parking improvements, and the **Parking Plan.**
- **Proof of business license** for operating the bed and breakfast.
- **Legal Description:** Lot 382, Susquehanna Village, a subdivision in Independence, Jackson County, Missouri
- **Planning and Zoning Application**

The proposed use is consistent with the city’s requirements for bed and breakfasts. I have also reviewed the existing zoning (R-6, Single-Family Residential) and am requesting approval under the applicable special use provisions for a bed and breakfast. We reside in the main part of the home and plan to rent out only the basement unit as a bed and breakfast, ensuring that the property remains owner-occupied.

Please let me know if any additional information or documentation is needed. I appreciate your review and consideration of this application.

Thank you for your time and assistance.

Sincerely,
Nathan Bobbitt

711 N Arapaho St Independence MO 64056

STR License Submitted

Application number A00156

Application date 2025-07-08

Applicant name Nathaniel Bobbitt

> Collapse details

Submitted

Send license

Edit

Property Address
711 N ARAPAHO ST INDEPENDENCE MO 64056

Parcel Number
16440190300000000

Permit Held By
Owner

Rental Structure
Single family

Permit Holder

First Name	Last Name	Phone Number	Email
Nathaniel	Bobbitt	[redacted]	

Mailing Address
711 N ARAPAHO ST INDEPENDENCE MO 64056

Property Owner(s)

Property Owner #1

First Name	Last Name	Phone Number	Email
Nathaniel	Bobbitt	[redacted]	

Mailing Address
711 N ARAPAHO ST INDEPENDENCE MO 64056

Property Manager

First Name	Last Name	Phone Number	Email
Nathaniel	Bobbitt	[redacted]	

Mailing Address
711 N ARAPAHO ST INDEPENDENCE MO 64056

Responsible Agent

First Name	Last Name	Phone Number	Email
Nathaniel	Bobbitt	[redacted]	

Mailing Address
711 N ARAPAHO ST INDEPENDENCE MO 64056

Verification Documents

Floor Plan
floor_plan_2025-07-08-234327.png

Evacuation Plan
fire_safety_2025-07-08-234327.jpeg

Parking Plan
parking_spaces_2025-07-08-234327.png

Supplemental Questions Collapse all

What is the total number of bedrooms?

1

Total number of parking spaces available on the property?

2

What is your proposed total occupancy?

2

Is street parking allowed?

No

Please provide your Noise Management Plan:

Noise Management Plan for Short-Term Rental Property Address: 711 N Arapaho St, Independence, MO 64056 1. On-Site Oversight The property owner resides in the upstairs unit and is present on-site during all guest stays. This provides active, real-time noise monitoring without the need for an automated noise monitoring device. The owner's proximity allows for immediate awareness of any disturbances and prompt resolution if needed. 2. Quiet Hours & Signage Quiet hours are enforced from 11:00 PM to 7:00 AM, in accordance with the City of Independence noise ordinance. A sign is posted in a prominent location inside the rental unit (near the front door and/or living area) with the following message: Quiet Hours: 10:00 PM to 7:00 AM Please be respectful of neighbors and others in the household. Excessive noise or disturbances may result in fines or immediate termination of your stay. Violations of the City of Independence Noise Ordinance may result in penalties. 3. Guest Communication & Enforcement Guests are informed of noise rules in the house manual and digital check-in instructions. In the event of excessive noise, the host will personally notify the guest immediately and request compliance. Continued noncompliance may result in the guest being asked to leave the property without refund and could result in reporting to the appropriate authorities if necessary. 4. Guest Agreement All guests must agree to house rules regarding noise prior to booking, and again at check-in. These rules are listed in the booking platform, Airbnb, and reiterated inside the home.

Please provide your Trash Disposal & Collection Plan:

Trash Disposal & Collection Plan for Short-Term Rental Property Address: 711 N Arapaho St, Independence, MO 64056 1. Licensed Trash Service Trash collection is provided by Teds Trash Co, a licensed refuse collector authorized to operate within the City of Independence. 2. Collection Schedule Pickup Day: Friday Morning (weekly) Type of Pickup: General household waste and bagged trash. 3. Container Storage & Placement Bags are placed curbside no earlier than 5:00 PM the evening before collection and removed from the curb no later than 8:00 PM on collection day to comply with City Code. When not at the curb for pickup, trash bags are kept in a secure, covered

bin located on the side of the house, out of public view. 4. Guest Instructions Guests are not responsible for placing trash out for pickup. A clearly labeled indoor trash bin is provided inside the unit, and guests are instructed to place all trash in this container during their stay. The host (owner living upstairs) will manage all trash disposal, including removal, bagging, and curbside placement, to ensure compliance with city regulations. 5. Overflow or Excess Trash In the event of excess trash following guest stays, the host will schedule an additional pickup or arrange for disposal at an approved waste facility, ensuring that no trash accumulates on-site.

Please provide all platforms that you plan to advertise on.

Airbnb

Possible Violations

We found no violations for this property

Add Note

Notes

INDEPENDENCE
MISSOURI

Planning and Zoning
Application Form

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

Application Type (check all that apply)

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

Project Information and Location

Bed and Breakfast
Project Name

711 N Arapaho St, Independence, MO 64056
Project Address/Location

2,712	0.26	1	No
Sq. Ft. of Building	Acreage	Number of Lots/Tracts	Steam Buffer (Yes or No)
R-6	R-6	Single Family Residential	Single Family Residential
Existing Zoning	Proposed Zoning	Existing Land Use	Proposed Land Use

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

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

Contact Information

Applicant

Nathan Bobbitt — Nathan Bobbitt LLC

[redacted]

Architect/Engineer/Surveyor/Other: None

Name — Company

Address

Phone — Email

Owner

Nathan Bobbitt

Architect/Engineer/Surveyor/Other: None

Name — Company

Address

Phone — Email

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

NB — 8-18-2025
Applicant's Signature — Date

NB — 8-18-2025
Owner's Signature — Date

Property Owner Notification Letter

City of Independence, Missouri

Date: 09/22/2025 Case No. 25-100-10

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

Proposed Case Type (Check One):

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

Proposed project description: We propose operating a bed-and-breakfast in the basment of our home.

Applicant: Nathan and Adrianna Bobbitt

Location of Property: 711 N Arapaho st. Independance, Mo 6405€

Planning Commission Meeting Date: October 14th, 2025, at 6:00 p.m.

City Council Meeting Date: December 1st, 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.

Nathan and Adrianna Bobbitt
Applicant (or Owner/Agent)

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

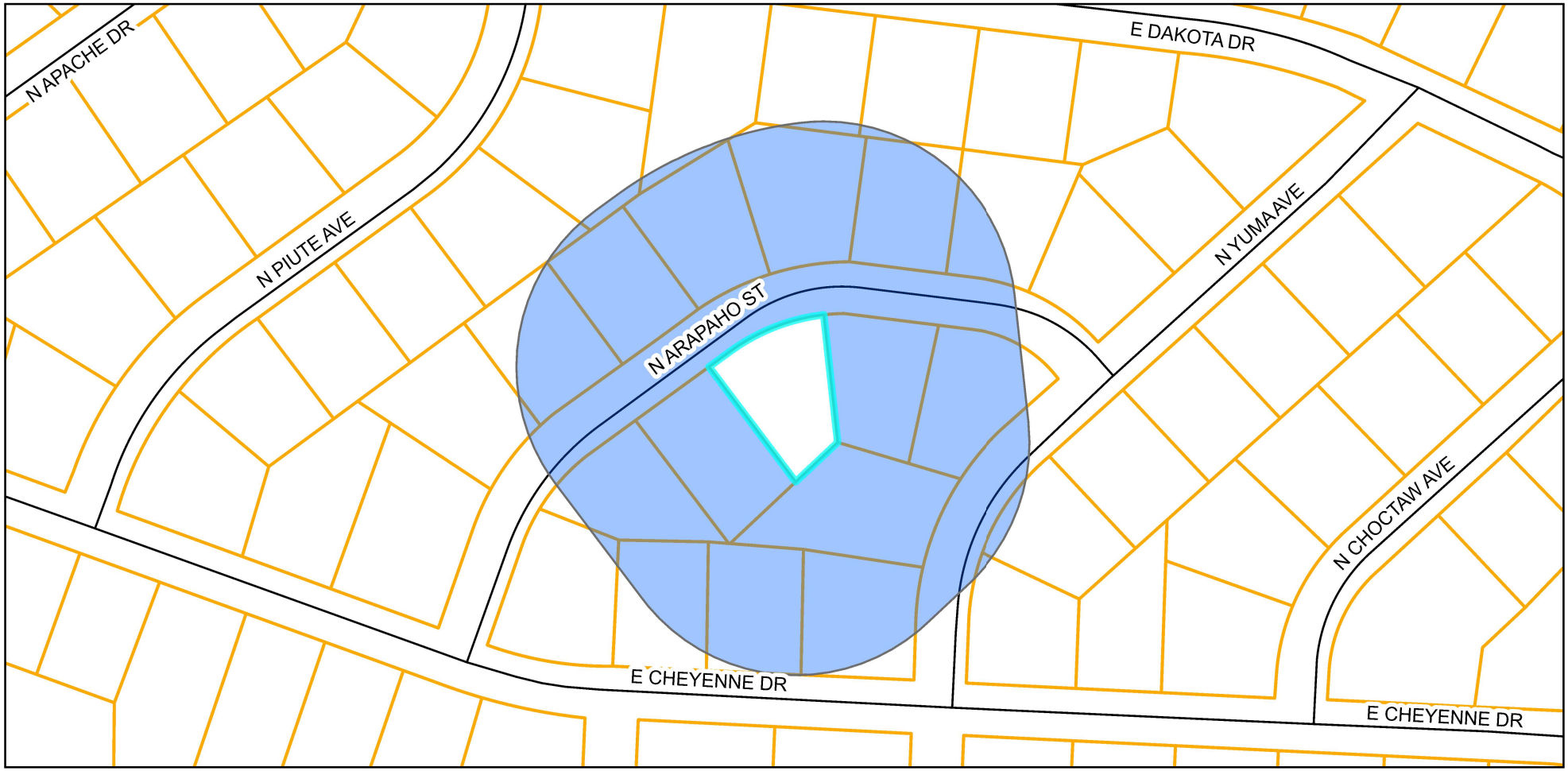
Property Address	Property Owner	Owner Address	City	State	ZIP Code
17704 E CHEYENNE DR	TAYLOR ZACHARY	17704 CHEYENNE DR	INDEPENDENCE	MO	64056
17705 E DAKOTA DR	CASEY ANNETTE B	17705 E DAKOTA DR	INDEPENDENCE	MO	64056
17706 E CHEYENNE DR	BOYLAND REGINA LYNN	17706 E CHEYENNE DR	INDEPENDENCE	MO	64056
17708 E CHEYENNE DR	MYERS DANIEL L & DONNA	17708 E CHEYENNE DR	INDEPENDENCE	MO	64056
17709 E DAKOTA DR	BUCKINGHAM JAMES M	17709 DAKOTA DR	INDEPENDENCE	MO	64056
17713 E DAKOTA DR	JACKSON DAWN L	17713 E DAKOTA DR	INDEPENDENCE	MO	64056
701 N ARAPAHO ST	SADLER JESSALYN	701 N ARAPAHO ST	INDEPENDENCE	MO	64056
701 N YUMA AVE	KC PRO HOMEBUYERS MO LLC	10940 PARALLEL PKWY STE K321	KANSAS CITY	KS	66109
704 N ARAPAHO ST	HEPTING DOUGLAS & DONNA	704 N ARAPAHO ST	INDEPENDENCE	MO	64056
704 N YUMA AVE	PITTMAN STEVEN M	704 N YUMA AVE	INDEPENDENCE	MO	64056
705 N ARAPAHO ST	ALQRAINI ZAHER	9435 W LONGVIEW PKWY	KANSAS CITY	MO	64138
705 N YUMA AVE	LUTGEN CLAUDE LEE-TRUSTEE	705 N YUMA AVE	INDEPENDENCE	MO	64056
706 N ARAPAHO ST	FRANKS SAMUEL M	706 N ARAPAHO ST	INDEPENDENCE	MO	64056
707 N ARAPAHO ST	SOOTER STEPHEN W SR	707 N ARAPAHO ST	INDEPENDENCE	MO	64056
708 N ARAPAHO ST	PENA EDUARDO	708 N ARAPAHO ST	INDEPENDENCE	MO	64056
710 N ARAPAHO ST	MESSINA TERRY L & PENNY A	710 N ARAPAHO ST	INDEPENDENCE	MO	64056
711 N PIUTE AVE	BERRIOS CARLOS & VILLATORO MIRNA	711 N PIUTE AVE	INDEPENDENCE	MO	64056
712 N ARAPAHO ST	TRIPP MICHAEL D & LAURA J	712 N ARAPAHO ST	INDEPENDENCE	MO	64056
713 N ARAPAHO ST	MARTIN CLEO JR	713 N ARAPAHO ST	INDEPENDENCE	MO	64056
714 N ARAPAHO ST	DANIEL GLORIA A	714 N ARAPAHO ST	INDEPENDENCE	MO	64056
715 N ARAPAHO ST	VINEBROOK HOMES BORROWER 1 LLC	3500 PARK CENTER DR STE 100	DAYTON	OH	45414
715 N PIUTE AVE	CARTWRIGHT NORMA S-TRUSTEE	715 PIUTE AVE	INDEPENDENCE	MO	64056
716 N ARAPAHO ST	LYSINGER JEFFREY H	1700 W 37TH AVE	KANSAS CITY	KS	66103

INDEPENDENCE
COMMUNITY DEVELOPMENT

Notification Area Map

711 N Arapaho St

Case #25-200-10



Legend

- Notification Area
- Parcels

0 75 150 300 US Feet

Prepared For: Planning Commission
Meeting Date: October 14, 2025

N

Property Owner Notification Affidavit

STATE OF MISSOURI

COUNTY OF JACKSON

Case No. 25-100-10

I, Nathaniel Bobbitt, 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 25 day of September, 2025.

Nathaniel Bobbitt

Signature of Agent, Owner or Attorney

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

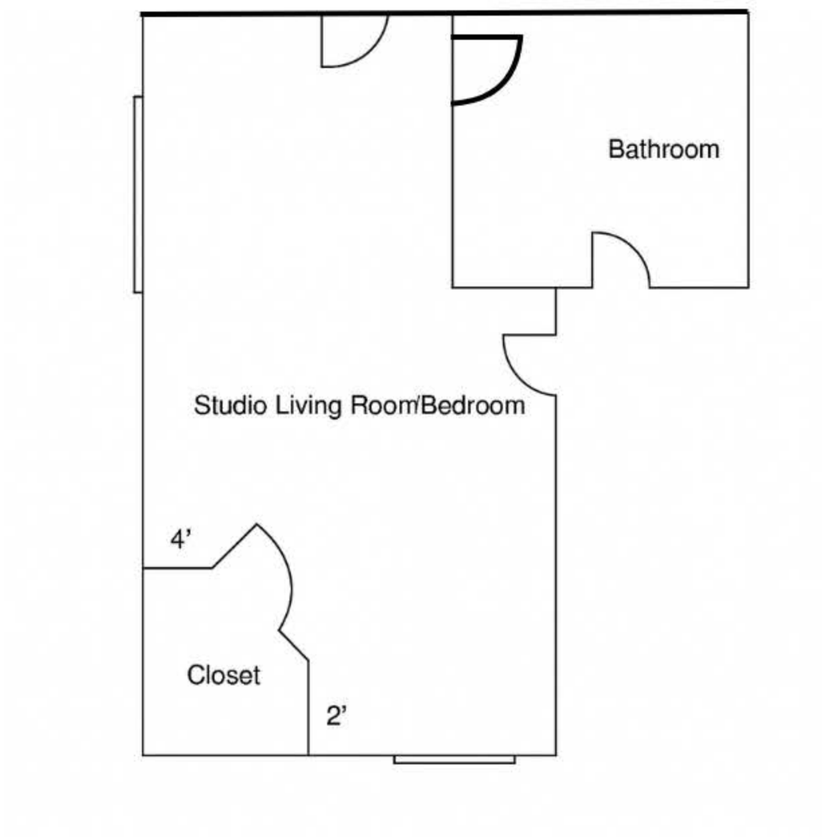
Raj Patel

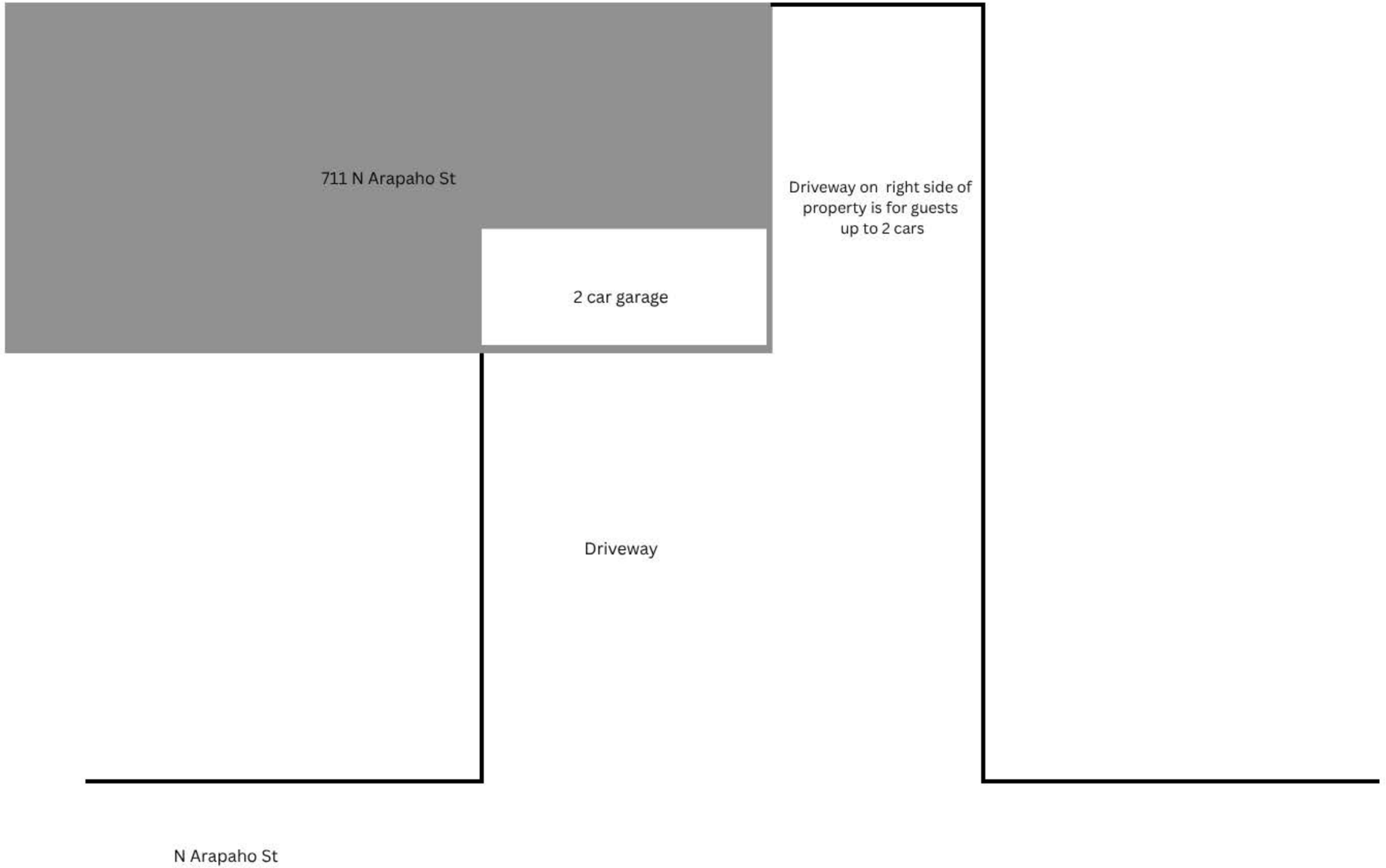
Notary Public

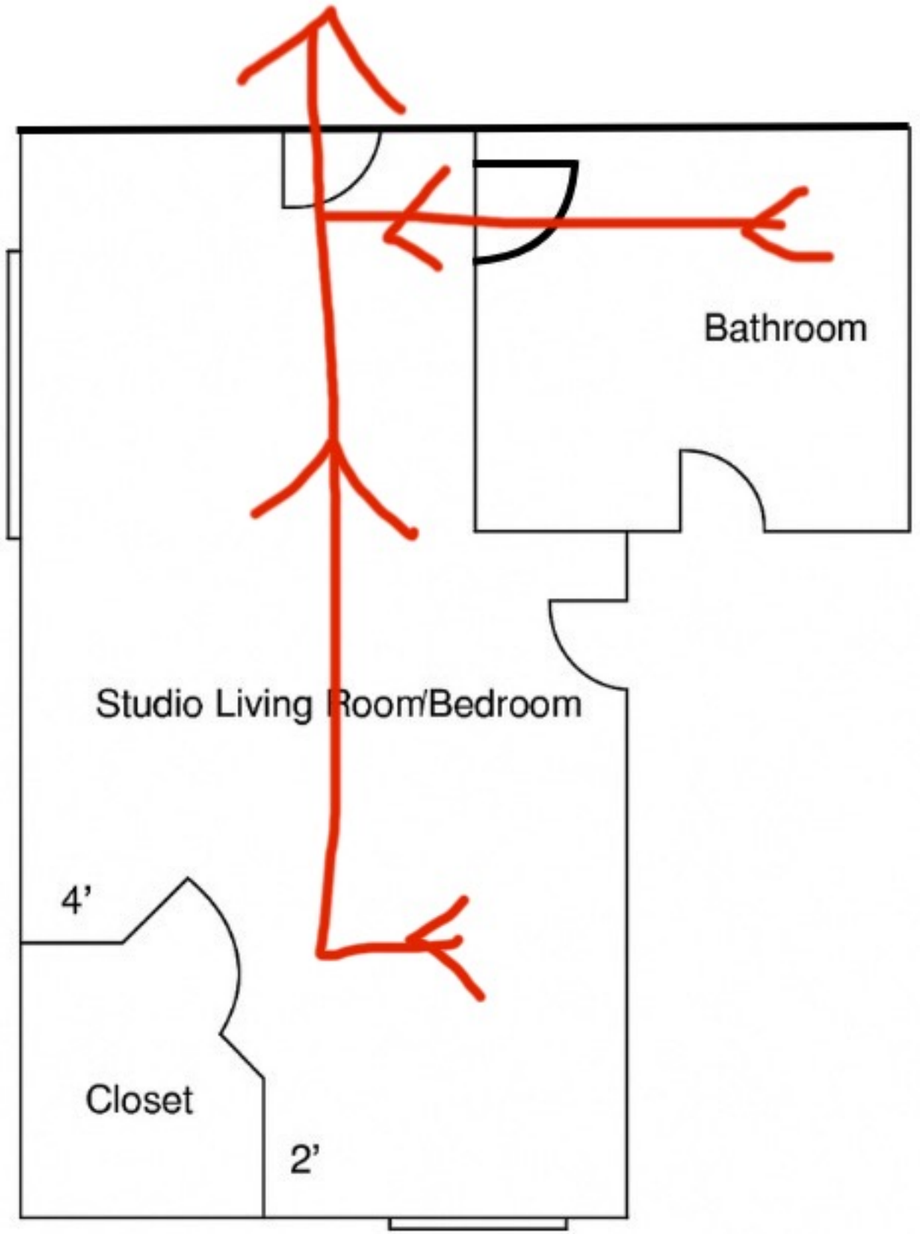
RAJ PATEL
Notary Public-Notary Seal
STATE OF MISSOURI
Jackson County
My Commission Expires April 29, 2029
Commission # 25975635

04/29/2029

Commission Expiration Date


Bathroom
Studio Living Room/Bedroom
4’
Closet
2’


711 N Arapaho St
Driveway on right side of property is for guests up to 2 cars
2 car garage
Driveway
N Arapaho St

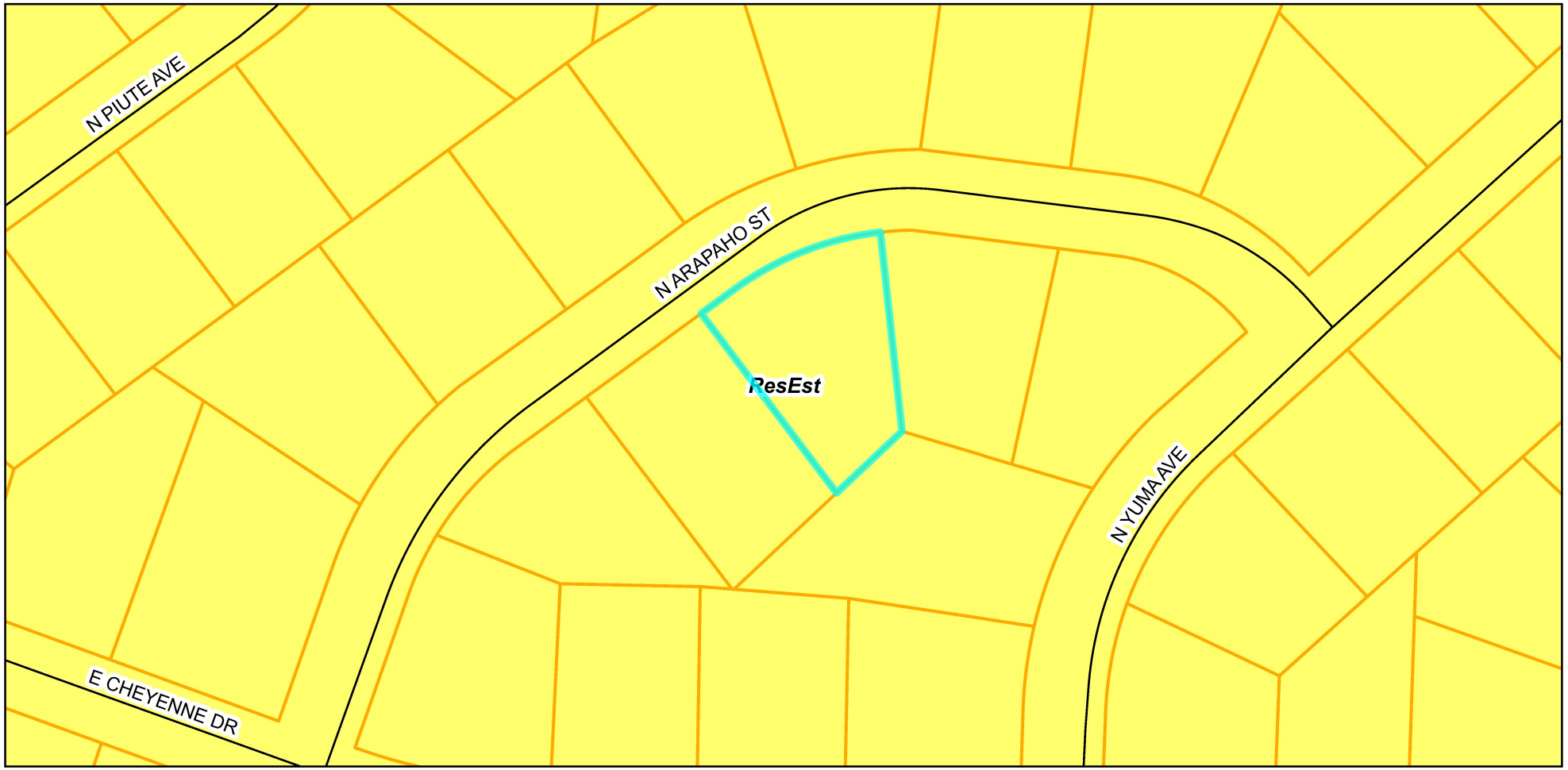

Bathroom
Studio Living Room/Bedroom
4’
Closet
2’

Comprehensive Plan

INDEPENDENCE
COMMUNITY DEVELOPMENT

711 N Arapaho St

Case #25-200-10



Legend

Parcels

Comprehensive Plan

Residential Neighborhoods

0 50 100 200 US Feet

Prepared For: Planning Commission
Meeting Date: October 14, 2025

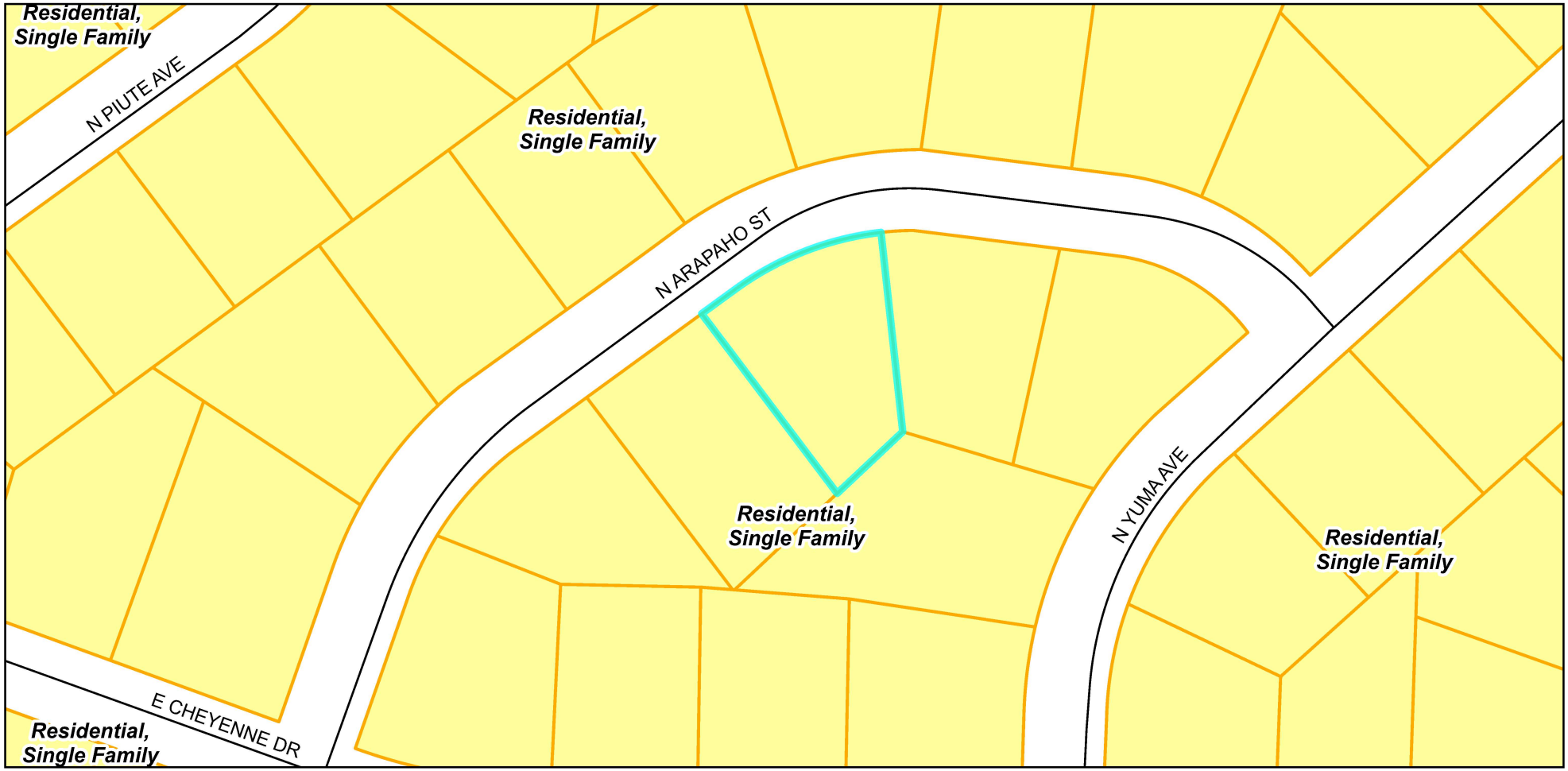
N

INDEPENDENCE
★ COMMUNITY DEVELOPMENT ★

Zoning Map

1112 Dickinson Rd

Case #25-200-10



Legend

Parcels

Zoning District

R-6

0 50 100 200 US Feet

Prepared For: Planning Commission
Meeting Date: October 14, 2025

N

INDEPENDENCE
★ COMMUNITY DEVELOPMENT ★

Planning Commission
Staff Report

MEETING DATE: October 14, 2025 **STAFF:** Gabe Glaser, Planner

PROJECT NAME: 1 Stop Trailer Sales KC, LLC

CASE NUMBER/REQUEST: **Case 25-200-11 – Special Use Permit – 1112 Dickinson Road –** A request to operate a light equipment sales business at the property.

APPLICANT/OWNER: Larry (Steve) Fairfield

PROPERTY ADDRESS: 1112 Dickinson Road

SURROUNDING ZONINGS/LAND USES:

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

East: C-2 (General Commercial) / Laundry Service

South: C-2 (General Commercial and R-30/PUD (High Density Residential/Planned Unit Development / Garden Apartments

West: C-2 (General Commercial), C-1 (Neighborhood Commercial) and R-18/PUD (Moderate Density Residential/Planned Unit Development) / Vacant Unimproved Land

PUBLIC NOTICE:
- Letters to property owners – September 25, 2025
- Public Notice published in the Independence Examiner – September 27, 2025
- Signs posted on property – September 26, 2025

FURTHER ACTION:

Following action by the Planning Commission, this rezoning request is scheduled for first reading by the City Council on November 17, 2025 and the public hearing/second reading on December 1, 2025.

RECOMMENDATION

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

1) Applicant shall obtain and maintain an Independence business license pursuant to Chapter of the city code
2) Applicant shall obtain a building permit to pave a display area for light equipment sales (outdoor) and comply with all city codes and standards
3) Applicant shall comply with all applicable use regulations prescribed by Section 14-409

PROJECT DESCRIPTION & BACKGROUND INFORMATION

PROJECT DESCRIPTION: A request by Larry Fairfield for a Special Use Permit to operate a light equipment sales business (outdoor).

Current Zoning:	C-2 (General Commercial) and R-18/PUD (Moderate Density Residential/Planned Unit Development)
Current Use:	Auto Repair and Light Equipment Sales (indoor),
Proposed Use:	Light Equipment Sales (outdoor)
Lot Size:	113,256 square feet (2.6 acres)

Zoning History:
The subject site was annexed to Independence in 1948. Following adoption of the Zoning Ordinance, in 1965 the subject site was assigned C-3 (Commercial) and R-1 (Single Family) zoning classifications. In December of 1966, the city council approved a rezoning involving a portion of this property to reclassify it from R-1 (Single Family) to R-3 (Moderate Density Residential).

In May of 1980, the City Council approved a rezoning for a portion of the subject site to reclassify it from R-3 (Moderate Density Residential) to C-3 (Commercial). Later that same year, the city council adopted amendments to the Zoning Ordinance and updated the zoning district classifications to R-3 and C-2 (General Commercial). Finally, in 2009, upon adoption of the Unified Development Ordinance, the zoning district classifications were updated to R-18/PUD (Moderate Density Residential/Planned Unit Development) and C-2 (General Commercial). The subject site has maintained its existing zoning designation since.

Proposal:
The applicant currently operates a business at this location and engages in the sale of light equipment. Specifically, the business operator sells mini-bikes and other light recreational vehicles. These products are displayed within their existing commercial space.

The applicant is requesting special use permit approval for a separate business engaged in the sale of utility trailers. This proposal involves the display of trailers on a paved area +/-1,800 ft^2 in size in the front of the lot.

Physical Characteristics of Property:
The property is approximately 113,356 ft^2 (2.6ac) in size and contains a multi-tenant commercial building ±10,000 ft^2 in size along the northern property line and a large gravel parking lot along the property frontage.

Characteristics of the Area:
The area is characterized by a variety of commercial and residential uses. The site is located within a commercial corridor along US 24 Highway containing the Chrisman Plaza shopping center and several auto-related uses including detailing, repair, and audio installation. Single-family neighborhoods surround the commercial corridor on the north and south, a garden apartment development is located across US 24 Highway on the south, and William Chrisman High School to the west.

ANALYSIS

Consistency with *Independence for All*, Strategic Plan:
Independence for All Strategic Plan 2022-2026 directs the city to grow business and industry towards the goal for increasing the economic prosperity of the community. Approval of this special use permit request conforms with this objective.

Comprehensive Plan Tools and Policies for the Current Designation:
Imagine Independence Comprehensive Plan 2040 designates a residential established neighborhood for the subject site—an existing residential area to be preserved and enhanced over time. This Neighborhood land use includes serving commercial developments.

The comprehensive plan guides the city to promote growth, investment and opportunities, in the business & jobs sector, by focusing retention on existing businesses.

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.

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.**
   The surrounding commercial corridor contains numerous auto-related uses. And the subject site itself contains an auto repair shop and light equipment sales business. This request is compatible with character of the neighborhood.
2. **The extent to which the proposed use is compatible with the adjacent zoning and uses.**
   The subject site is located within an area containing a variety of land uses and zoning classifications. The proposed use is compatible with adjacent zoning and uses.
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 increase utility usage.
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 the proposed land use not permitted by right in this district.

5. **The extent to which the proposed use may injure or detrimentally affect the use or enjoyment of property in the area.**
   A light equipment sales business is not expected to detrimentally affect the use or enjoyment of the surrounding area.
6. **The extent to which the proposed use will create excessive stormwater runoff, air pollution, noise pollution or other environmental harm.**
   The proposed display area is limited in size, and all improvements will be made in accordance with city codes and standards.
7. **The extent to which there is a need for the use in the community.**
   Although the surrounding commercial district contains a variety of auto-related businesses, the applicant's proposal to operate a light equipment sales business is unique and not yet represented.
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, the applicant has indicated the ability to satisfy the use regulations of Section 14-409 of the Unified Development Ordinance (UDO).
9. **The extent to which public facilities and services are avaliable 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 polices.**
    The City's Comprehensive Plan supports the proposed use of this property for light equipment sales.
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. Narrative
2. Application
3. Notification Letter
4. Address List
5. Notification Area Map
6. Affidavit
7. Site Plan
8. Comprehensive Plan Map
9. Zoning Map

Larry (Steve) Fairfield
[redacted]

Date: 8/21/2025

To:
City of Independence
Planning & Community Development
111 E. Maple Ave
Independence, MO 64050

RE: Business Approval Request for 1 Stop Trailer Sales KC

Dear Whom it May Concern,

I am writing to request the City's approval to establish and operate a new business, **1 Stop Trailer Sales KC**, within the city limits of Independence at 1112 Dickinson Rd, which is commercial property that I own. This business will specialize in the retail sales of utility trailers, including flatbeds, enclosed trailers, car haulers, and specialty trailers for personal, commercial, and agricultural use.

1 Stop Trailer Sales KC is designed to serve as a reliable and accessible source for trailer solutions in the Kansas City metro area. The business will operate from a location that complies with all local zoning requirements for trailer display, outdoor sales, and light commercial activity.

Enclosed with this letter, please find all required documents for your review, including a site plan and zoning form. I would appreciate the opportunity to meet with any necessary departments to address questions or clarify details if needed.

Thank you for your time and consideration of this proposal. I look forward to your guidance and support in launching **1 Stop Trailer Sales KC** and contributing positively to our local economy and community.

Sincerely,
Larry (Steve) Fairfield
Owner & Operator

1 Stop Trailer Sales KC
[redacted]

INDEPENDENCE
• MISSOURI •

Planning and Zoning
Application Form

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

Application Type (check all that apply)

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

Project Information and Location

1 Stop Trailer Sales KC, LLC
Project Name

1112 Dickinson Rd
Project Address/Location

9600 total but 2400 each unit | 2.6

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

Existing Zoning	Proposed Zoning	Existing Land Use	Proposed Land Use

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

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

Contact Information

Applicant

Larry (Steve) Fairfield
Name

[redacted]
Company

[redacted]
Phone

[redacted]
Email

Owner

Larry (Steve) Fairfield
Name

[redacted]
Company

[redacted]
Phone

[redacted]
Email

Architect/Engineer/Surveyor/Other:

Roy Browne
Name

The Architects
Company

[redacted]
Phone

[redacted]
Email

Architect/Engineer/Surveyor/Other:

Name

Company

Address

Phone

Email

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

Larry S. Fairfield — Applicant's Signature
08/21/2025 — Date

Larry S Fairfield — Owner's Signature
08/21/2025 — Date

May 2022

Property Owner Notification Letter

City of Independence, Missouri

Date: 9/25/25 Case No. 25-200-11

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

Proposed Case Type (Check One):

☐ Rezoning ☐ Rezoning/PUD ☒ Special Use Permit

☐ Preliminary Development Plan

Proposed project description: Light Equipment Sales - Utility Trailer's

Applicant: Steven Fairfield

Location of Property: 1112 Dickinson Rd

Planning Commission Meeting Date: October 14, 2025, at 6:00 p.m.

City Council Meeting Date: December 1, 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.

Steven Fairfield
Applicant (or Owner/Agent)

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

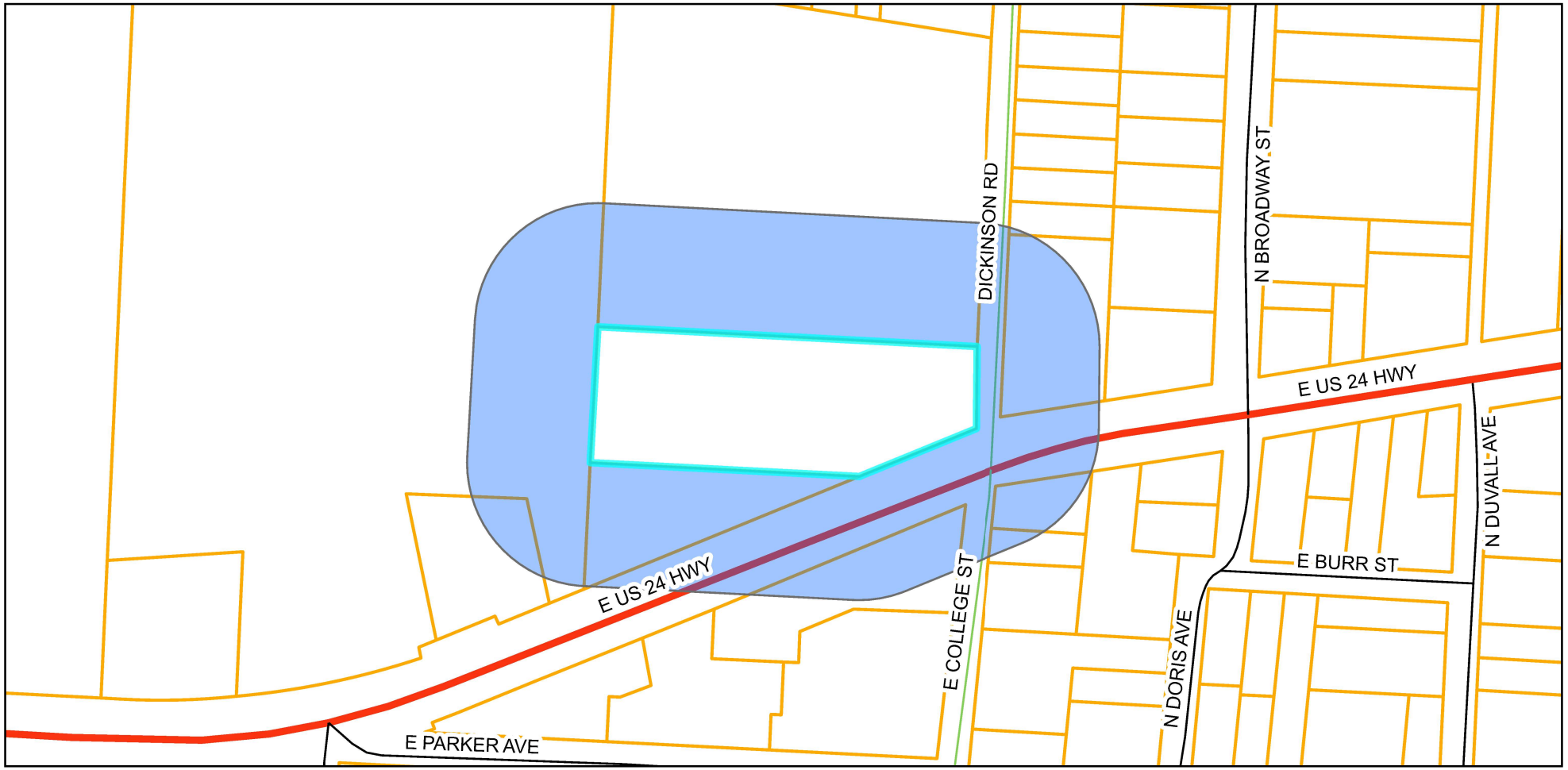
Property Address	Property Owner	Owner Address	City	State	ZIP Code
1223 DICKINSON RD	DEEDS TAMARA S & DORRBECKER MASON W	1223 DICKENSON RD	INDEPENDENCE	MO	64050
705 E US 24 HWY	MCBEE PROPERTIES LLC	1203 E US 24 HWY	INDEPENDENCE	MO	64050
803 E US 24 HWY	HIGH VILLAGE INC	805 E US 24 HWY	INDEPENDENCE	MO	64050
650 E US 24 HWY	SCHOOL DISTRICT OF THE CITY OF INDEP #30	201 N FOREST AVE	INDEPENDENCE	MO	64050
1025 E COLLEGE ST	HOUGH TRUST DATED 08/29/2023	1905 N HOWARD DR	INDEPENDENCE	MO	64050
1220 DICKINSON RD	MENDOZA MARVIN & MARIA ELENA	1220 DICKINSON RD	INDEPENDENCE	MO	64050
900 E US 24 HWY	INDEPENDENCE SUPER WASH LAUNDRY LLC	3510 B HWY	LIBERTY	MO	64068

INDEPENDENCE
★ COMMUNITY DEVELOPMENT ★

Notification Area

1112 Dickinson Rd

Case #25-200-11



Legend

- Notification Area
- Parcels

0 125 250 500 US Feet

Prepared For: Planning Commission
Meeting Date: October 14, 2025

N

Property Owner Notification Affidavit

STATE OF MISSOURI

COUNTY OF JACKSON

Case No. 25-200-11

I, Michealina Fairfield, 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 25 day of September, 2025.

Michealina Fairfield

Signature of Agent, Owner or Attorney

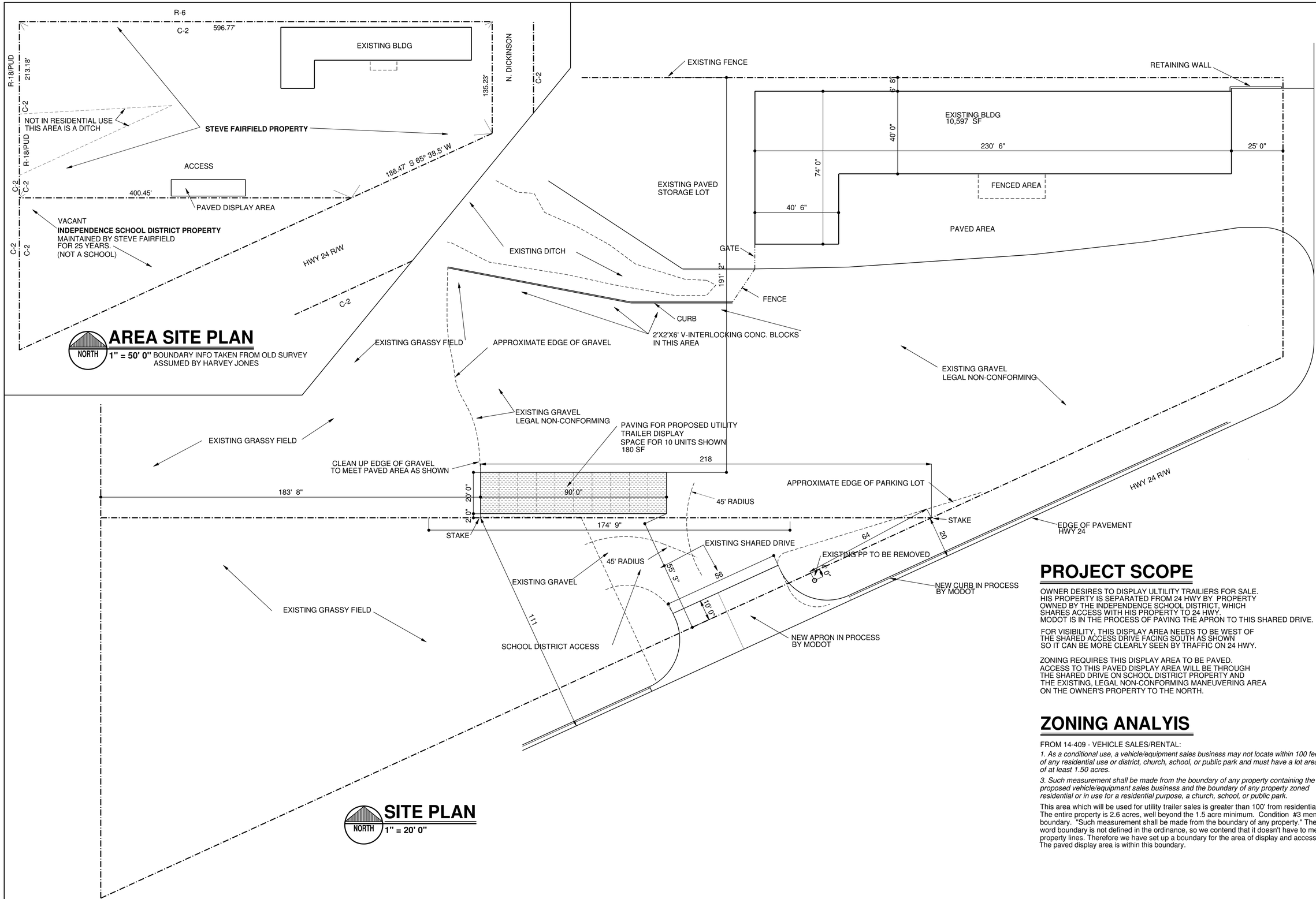
Subscribed and sworn to before me this 25 day of September, 2025.

Notary Public

02-05-2029

Commission Expiration Date

TYLER HUSER
Notary Public, Notary Seal
State of Missouri
Jackson County
Commission # 24323483
My Commission Expires 02-05-2029



PROJECT SCOPE

OWNER DESIRES TO DISPLAY ULTILITY TRAILIERS FOR SALE.
HIS PROPERTY IS SEPARATED FROM 24 HWY BY PROPERTY
OWNED BY THE INDEPENDENCE SCHOOL DISTRICT, WHICH
SHARES ACCESS WITH HIS PROPERTY TO 24 HWY.
MODOT IS IN THE PROCESS OF PAVING THE APRON TO THIS SHARED DRIVE.

FOR VISIBILITY, THIS DISPLAY AREA NEEDS TO BE WEST OF
THE SHARED ACCESS DRIVE FACING SOUTH AS SHOWN
SO IT CAN BE MORE CLEARLY SEEN BY TRAFFIC ON 24 HWY.

ZONING REQUIRES THIS DISPLAY AREA TO BE PAVED.
ACCESS TO THIS PAVED DISPLAY AREA WILL BE THROUGH
THE SHARED DRIVE ON SCHOOL DISTRICT PROPERTY AND
THE EXISTING, LEGAL NON-CONFORMING MANEUVERING AREA
ON THE OWNER'S PROPERTY TO THE NORTH.

ZONING ANALYIS

FROM 14-409 - VEHICLE SALES/RENTAL:

1. As a conditional use, a vehicle/equipment sales business may not locate within 100 feet of any residential use or district, church, school, or public park and must have a lot area of at least 1.50 acres.

3. Such measurement shall be made from the boundary of any property containing the proposed vehicle/equipment sales business and the boundary of any property zoned residential or in use for a residential purpose, a church, school, or public park.

This area which will be used for utility trailer sales is greater than 100' from residential. The entire property is 2.6 acres, well beyond the 1.5 acre minimum. Condition #3 mentions boundary. "Such measurement shall be made from the boundary of any property." The word boundary is not defined in the ordinance, so we contend that it doesn't have to mean property lines. Therefore we have set up a boundary for the area of display and access. The paved display area is within this boundary.

Sch
Pr 4/8/25
Rev 5/27/25
D/P 6/13/25
Rev 7/2/25
Rev
Rev

A UTILITY TRAILER SALES DISPLAY LOT FOR:

1 STOP TRAILER SALES KC

1112 NORTH DICKINSON
INDEPENDENCE, MO

The ARCHITECTS
ARCHITECTURE, PLANNING, ENGINEERING
ROY E. BROWNE, ARCHITECT & ASSOCIATES
24 OAK HILL CLUSTER/ INDEPENDENCE, MO/64057

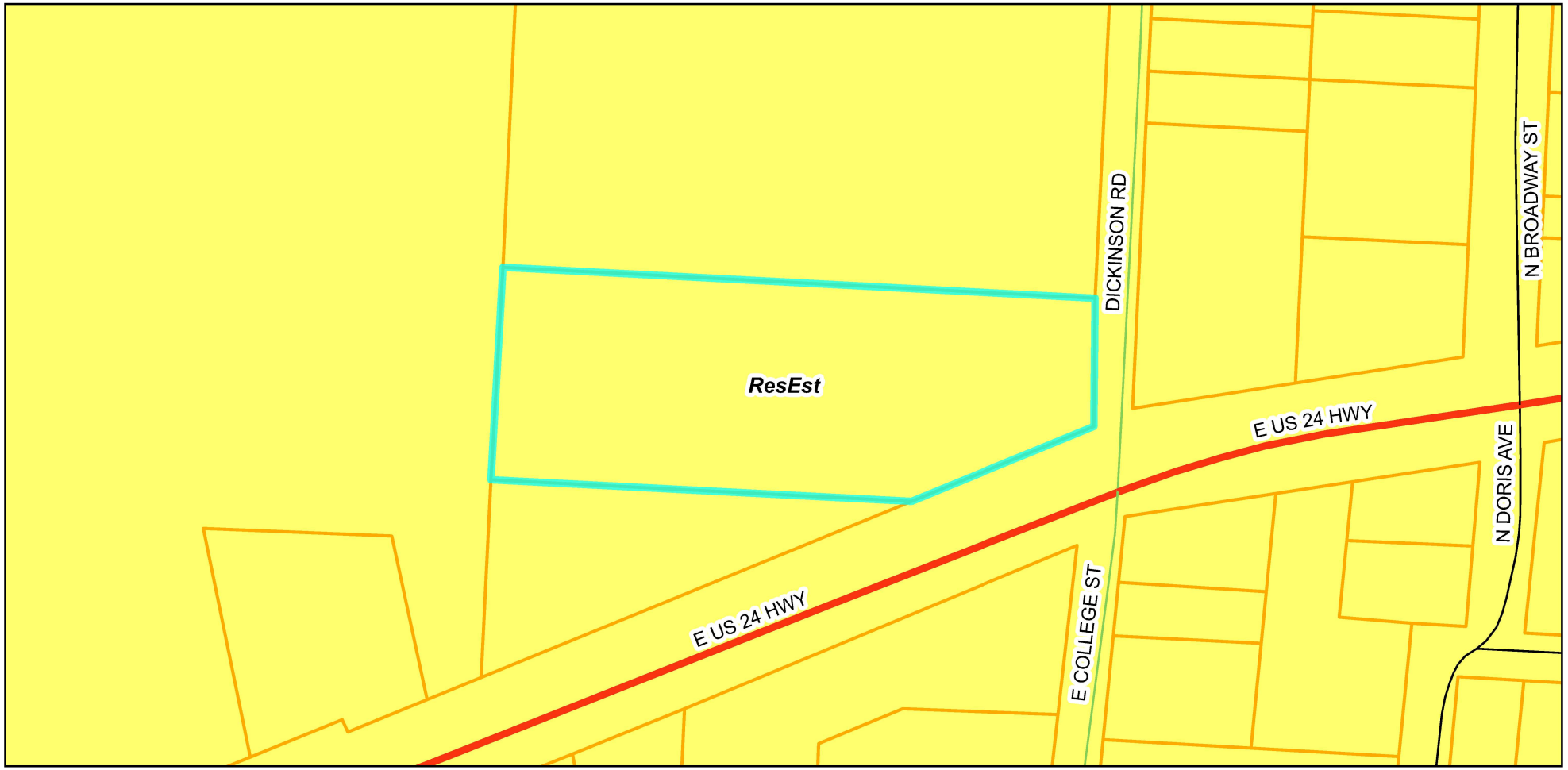
SP-1

INDEPENDENCE
COMMUNITY DEVELOPMENT

Comprehensive Plan

1112 Dickinson Rd

Case #25-200-11



Legend

Parcels

Comprehensive Plan

Residential Neighborhoods

0 125 250 500 US Feet

Prepared For: Planning Commission
Meeting Date: October 14, 2025

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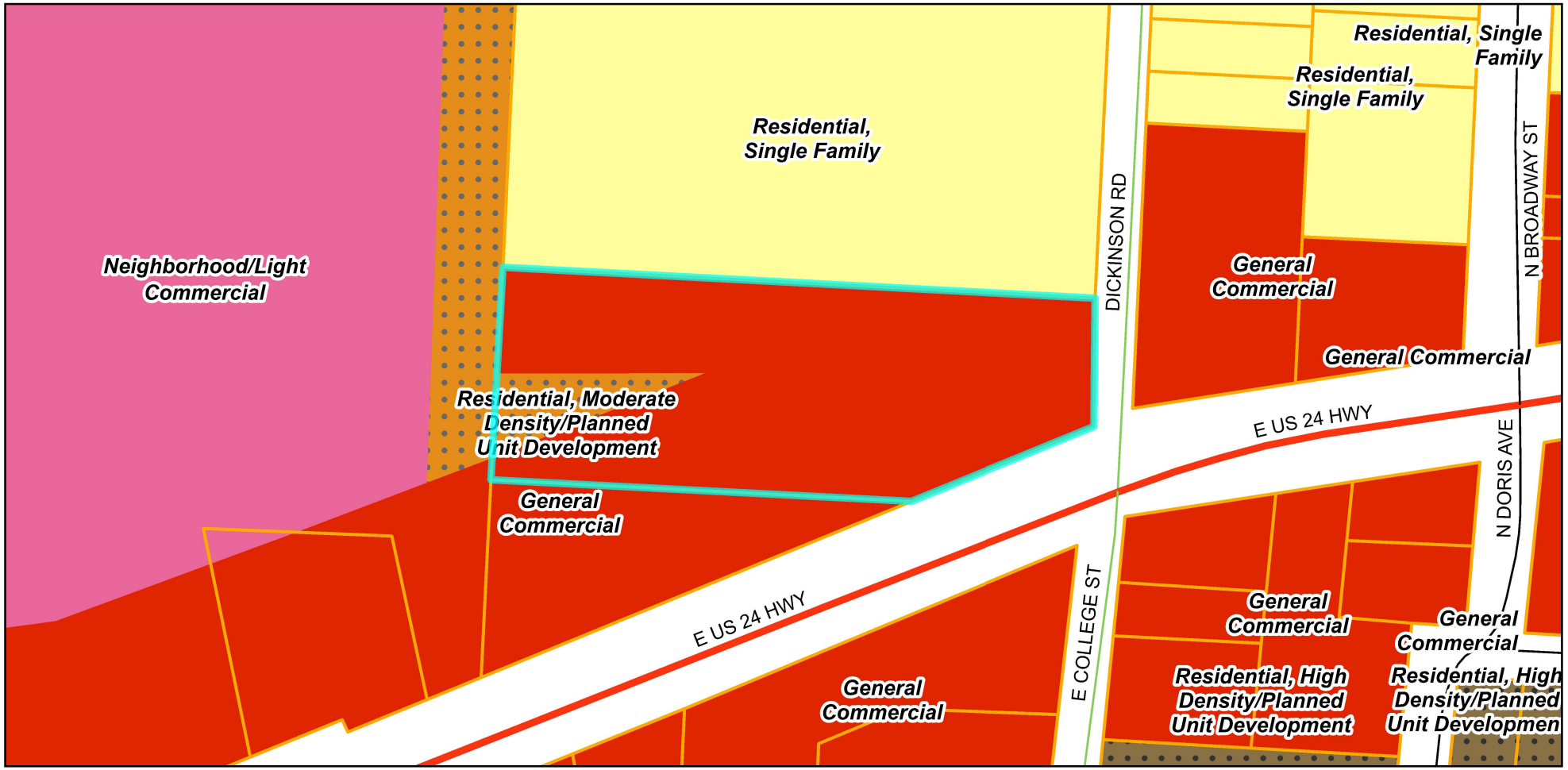
INDEPENDENCE
★ COMMUNITY DEVELOPMENT ★

Zoning Map

1112 Dickinson Rd

Case #25-200-11



Legend

- Parcels
- Zoning District
  - C-1
  - C-2
  - R-18/PUD
  - R-30/PUD
  - R-6

0 125 250 500 US Feet

Prepared For: Planning Commission
Meeting Date: October 14, 2025

N