



Planning Commission

January 27, 2026 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 — January 13, 2026**

CASE WITHDRAWN (INFORMATION ONLY - NO ACTION REQUIRED)

1. **Case 26-400-02 – Short-Term Rental – 3701 S Scott Avenue** – A request to operate a Short-Term Rental at the property.

PUBLIC HEARINGS

1. **Case 25-200-09 – Special Use Permit – 1304 S. Maywood Avenue** - A request by Janet Higgins for a Special Use Permit for a Bed and Breakfast.

OTHER BUSINESS

1. **Case 26-175-01 – UDO Amendment #78 – Accessory Buildings & Structures** – A request to amend the Unified Development Ordinance relating to accessory buildings and structures.
2. **Case 26-175-02 – UDO Amendment #79 – Temporary Signs** – A request to amend the

Unified Development Ordinance relating to temporary signs.

ROUNDTABLE - NEXT MEETING FEBRUARY 10, 2026

ADJOURNMENT



INDEPENDENCE * MISSOURI *

A GREAT AMERICAN STORY

Planning Commission Minutes

January 13, 2026 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 1/13/2026, 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 – November 18, 2025**

Motion

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

CASE TO BE CONTINUED - STAFF RECOMMENDS THIS CASE BE CONTINUED TO THE FEBRUARY 24, 2026 MEETING.

1. **Case 26-400-01 – Short-Term Rental – 12115 E. 47th Terrace S. – A request to**

operate a Short-Term Rental at the property.

Motion

Commissioner Edward Nesbitt made a motion to continue this case to February 24, 2026.

Commissioner Virginia Ferguson seconded the motion. The motion was approved Yes 7, No 0, Abstained 0.

OTHER BUSINESS

Motion

Commissioner Edward Nesbitt made a motion to move Case 25-400-15 before the Public Hearings. Commissioner Dan O'Neill seconded the motion. The motion was approved Yes 7, No 0, Abstained 0.

1. **Case 25-400-15 – Short-Term Rental – 14901 E. 40th Street S.** – A request to operate a Short-Term Rental at the property.

Staff Presentation

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

Applicant Comments

Hannah Mullins, 14901 E. 40th Street, stated she was speaking on behalf of herself and her husband, Timothy Mullins. Ms. Mullins said they have made a significant investment in the home and reviewed all applicable City rules and regulations prior to initially submitting an application to operate a short-term rental (STR). She stated they believe the property is well suited for use as an STR and noted the Planning Commission previously approved their application unanimously.

Ms. Mullins explained that a protest petition was submitted on the prior case, and when the matter was heard by City Council, neighbors later approached her stating they had been told the home would become a commercial “party house.” She emphasized that the City Council did not deny the application due to noncompliance with City regulations or due to safety concerns.

Commissioner Nesbitt asked whether the applicants currently reside in the home. Ms. Mullins stated that her family lives in the home and that during rental periods they would stay approximately five minutes away at her mother’s residence.

Public Comments

Renee Hughes, 14804 E. 40th Street S, stated the area is a family neighborhood and residents would like it to remain that way rather than allowing a short-term rental. She said the neighborhood already experiences parking congestion and expressed concern about intoxicated drivers on streets where many children live. Ms. Hughes also stated she has seen studies indicating property values may decrease when short-term rentals are introduced into an area.

Maureen Seskis, 15201 E. 41st Street, questioned the applicants' motivation for operating a short-term rental and stated she had been told it was because they could not afford their mortgage.

Jannette Miller, 14804 E. 40th Street, stated that those who signed the protest petition were not misled and read the language of the petition aloud. She said the petition cited concerns regarding parties and loud guests, parking issues, decreased property values, transient occupancy, and an increased potential for intoxicated drivers in the neighborhood. Ms. Miller stated she did not coerce anyone into signing the approximately 40 signatures submitted with the first application. She further stated that following the initial meeting, individuals who spoke in opposition were threatened by those in favor of the application.

Phobe Forbes, 14906 E. 41st Street, stated she agreed with the previous comments. She questioned the applicants' sincerity and said she does not believe they are acting as good neighbors. She expressed concern that the neighborhood would be turned into a commercial use and stated that fear has been created within the neighborhood. Ms. Forbes characterized the application as selfish and said it benefits only the applicants, not the neighborhood or the City. She reiterated that individuals who opposed the prior application were threatened and suggested that fewer people spoke in opposition due to fear.

In response to some of Ms. Forbes' comments, Mr. Glaser explained the required conditions for approval of a short-term rental and the factors staff considers when making a recommendation for approval or denial.

Anita Fuller, 14905 E. 40th Street S, stated the three-strike rule does not adequately protect neighbors and that one incident is too many. She said the applicants constructed a fence incorrectly and in violation of City code. She stated that instead of correcting the issue, uneven planks were installed that the applicant had intended to return. Ms. Fuller said the neighborhood is not a tourist destination and stated the application prioritizes the applicants' financial benefit over neighborhood concerns.

Ms. Mullins responded that the fence installation was intended to be a good-faith effort to be good neighbors. She stated letters were provided to neighbors prior to installation and that Ms. Fuller was asked which side of the fence she preferred. Ms. Mullins said the fence was installed as soon as possible and that staining has not yet occurred due to winter weather, with plans to complete it in the spring. She reiterated that the property would have 24-hour noise monitoring, guests would be screened to prevent party use, and all City requirements would be met.

Pam Ellis, 4002 S. Drumm Avenue, stated she shares a fence with the Mullins and spoke in favor of the application. Ms. Ellis acknowledged that issues are possible but stated they are not probable. She noted the applicants live in the home and would not want their personal residence damaged by parties. She stated this would be the first short-term rental in the neighborhood and that neighbors cannot assume outcomes based on experiences elsewhere. Ms. Ellis shared that she has stayed in short-term rentals and has had positive experiences and said she would welcome visitors to the neighborhood.

Harold Ellis, 4002 S. Drumm Avenue, stated Ms. Mullins has been a wonderful neighbor. He

said he would be more concerned about another long-term rental in the neighborhood than a short-term rental. He stated that property owners operating short-term rentals often maintain their homes well, which can increase property values. He also noted that with a maximum occupancy of six, he does not foresee party-related issues.

Shiela Holt, 14909 E. 40th Street, stated she lives two houses away from the Mullins and fully supports the application. She said the neighborhood does not experience traffic congestion and that parking is not an issue. Ms. Holt stated reports on property values are mixed and said she is not aware of any threats made toward those opposed. She asked the Commission to consider that many residents who received notification were comfortable with the proposal but did not realize they needed to attend the meeting to speak in favor.

Amy Weld, 14800 E. 40th Street, asked how guest screening would be conducted prior to rental. She stated that neighbors do not have control over who purchases property or occupies long-term rentals and similarly do not control short-term renters. Ms. Weld said the streets are not congested and stated that short-term rentals benefit not only the applicant but also the City through tax revenue.

Ms. Mullins added that Airbnb has strict no-party policies. She stated she plans to require identification that matches the form of payment, review renter ratings, and deny rentals when necessary. She reiterated that this is her personal home and that she does not want it damaged.

Commissioner Comments

In response to a question from Commissioner Nesbitt, Ms. Mullins stated they spoke with each neighbor about removing the existing chain-link fence prior to installing the privacy fence. Mr. Glaser stated staff could review the fence for compliance and notify Ms. Mullins if a violation exists. Ms. Mullins stated she would be willing to correct any violations identified.

In response to an additional question from Commissioner Nesbitt, Mr. Glaser explained that during the initial application, property owners within 185 feet submitted a protest petition, which required the application to be forwarded to City Council and approved by a supermajority vote. He stated the City Council vote was four in favor and four opposed, resulting in denial of the application.

Motion

Commissioner Ashbaugh made a motion to add a condition requiring the property to be in full compliance with Section 14-400-02 of the City Code related to fences, with the results to be reported back to the Planning Commission. Commissioner Edward Nesbitt seconded the motion. The motion was approved Yes 5, No 2, Abstained 0.

In response to Commissioner Young's question, Mr. Glaser reported that no valid protest petition had been filed for this application.

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.

PUBLIC HEARINGS

1. **Case 26-100-01 – Rezoning – 724 and 726 N. Noland Road** - A request to rezone property from C-2 (General Commercial) to R-6 (Single-Family Residential).

Staff Presentation

Gabe Glaser presented the case. Mr. Glaser presented the Commission with a vicinity map, noting the area and surrounding zoning. He presented the Commission with an aerial map indicating the project area and explained the surrounding land uses. In response to Chairwoman Wiley's question, Mr. Glaser stated this is a corrective rezoning.

In response to Commissioner Nesbitt's question, Mr. Arroyo stated the street project is only in the design phase and the City wouldn't know if this property would be affected.

Applicant Comments

Matthew Brown, 2709 S. Maybrook, purchased this house while in the military and his intent is to fix up the property. Mr. Brown stated he was not aware of the CIP project planned.

Public Comments

No public comments.

Motion

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

2. **Case 26-125-01 – Rezoning/PUD – 315, 317 and 319 S. Osage Street** - A request to rezone property from I-1 (Industrial) and C-2 (General Commercial) to R-30/PUD (High Density Residential/Planned Unit Development) and approving a preliminary development plan.

Staff Presentation

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

In response to Commissioner Nesbitt's question, Mr. Harker said he believes 315 is a duplex.

Applicant Comments

Roy Browne, 40 Oak Hill Cluster, stated he is the architect for the project and believes this is a corrective rezoning. Mr. Brown stated 317 is the building, but part of that extends into 315 and they have different zonings. He noted they'd like to cover some of the outside space to allow outside activities.

Adam Sheffield, 319 S Osage, described his ministry with property therapy.

Public Comments

No public comments.

Motion

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

ROUNDTABLE - NEXT MEETING JANUARY 27, 2026

ADJOURNMENT

The meeting was adjourned at 7:50 p.m.

MEETING DATE: January 27, 2026

STAFF: Brian L. Harker, Planner

PROJECT NAME: Janet Higgins, LLC Air B&B Bed and Breakfast

CASE NUMBER/REQUEST: **Case 25-200-09 – Special Use Permit – 1304 S. Maywood Avenue – A**
request for a Special Use Permit to operate a Bed and Breakfast.

APPLICANT/OWNER: Janet Higgins

PROPERTY ADDRESS: 1304 S. Maywood Avenue

SURROUNDING ZONINGS/LAND USES:

NSEW: R-12 (Two-Family Residential)...single-family houses

PUBLIC NOTICE:

- Letters to property owners – January 9, 2026
- Public Notice published in the Independence Examiner – January 10, 2026
- Signs posted on property – January 9, 2026

FURTHER ACTION:

Following action by the Planning Commission, this rezoning request is scheduled for first reading by the City Council on January 27, 2026 and the public hearing/second reading on March 16, 2026.

RECOMMENDATION

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

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

- g. Smoke detectors as required by code.
- 6. The B&B will have only six (6) guests at a time (except for children under 5 years of age).

PROJECT DESCRIPTION & BACKGROUND INFORMATION

PROJECT DESCRIPTION: A request by Janet Higgins for a Special Use Permit to operate a Bed and Breakfast

Current and Continued Zoning:	R-12 (Two-Family Residential)
Current Use:	Single-Family Home
Proposed Use:	Bed and Breakfast
Building Sq Ft:	1,210-square feet

Property History:

The proposed Bed and Breakfast is located in a neighborhood of bungalows built in the 1920’s. The property is located on Lots 104 and 105, Maywood Park, platted in 1921. The area was annexed into the city in 1948. There area was zoned R-2 (Two-Family Residential) in 1965. This property has been single-family-residential-use during its entire existence.

Proposal:

The Bed and Breakfast can accommodate six (6) guests (additionally including children under five years of age). The applicants intend to operate on the AirB&B platform. Because the applicants will be living on the home’s first floor and the easily accessible loft, they will be able to monitor guests.

Physical Characteristics of Property:

The property features a single-car wide driveway lending to a detached two-car garage southwest of the house. North of the garage is a backyard and south of the garage is a swimming pool (not to be used by the guests), all within an area with a wooden privacy fence.

The applicant will occupy the master bedroom with its own bathroom. There is an additional bedroom on the main floor and a bathroom, living room, kitchen and dining room. The loft bedroom has its own living room area and a refrigerator for food if needed, so they will only need to share the bathroom on the main floor. The basement area, with rear direct exterior access for the bedroom, has its own dining area (with microwave and refrigerator) and living room.

Characteristics of the Area:

The area is a modest neighborhood of mostly bungalows on moderate-sized lots. The neighborhood is made up of predominantly single-family homes. There is no sidewalks or curb and gutters along the street.

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 Neighborhood uses for this site. This Guiding Land Use Principle, most relevant to this particular situation, would be to, “preserve 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.

Parking:

Five parking spaces will need to be provided for the owner and their guests. There will be one of the owner’s vehicles parked in the garage and one in the driveway. The three guest cars could be parked in the driveway (or two could be parked in the driveway and one in the street). Any vehicles parked in the grass must be removed and follow city codes for parking and loading.

Floodplain/Stream Buffer:

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

Inspections, Trash Collection and Safety Provisions:

The property will need to meet all applicable permitting and Fire and Life Safety Inspection requirements. The applicants are compliant with all applicable provisions of Section 14-420 of the Unified Development Ordinance (UDO). Trash collection will be provided by Teds Trash Service. 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 for an additional use not already permitted in this R-12 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 no Bed and Breakfasts in this part of Independence, there may 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 facilities and services are available and adequate to meet the demand for facilities and services generated by the proposed use.

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

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

The City's Comprehensive Plan envisions Residential Neighborhood uses for this single-family 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. Special Use Permit Application
2. Narrative
3. Notification Letter
4. Other Notification
5. Address List
6. Notification Area Map
7. Affidavit
8. Floor Plan/Escape Route Main Floor
9. Floor Plan/Escape Route Lower Attic
10. Floor Plan/Escape Route Basement
11. Parking Plan
12. Zoning Map
13. Com Plan Map

Application Type (check all that apply)

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

Project Information and Location

Project Name: Janet Higgins

Project Address/Location: 1304 South Maywood Ave. Independence, MO 64052

Sq. Ft. of Building: R 12 Acreage: 3 Number of Lots/Tracts: 3 Steam Buffer (Yes or No): None B4B

Existing Zoning: R 12 Proposed Zoning: Special Use Existing Land Use: House Proposed Land Use: House B4B

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

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

Contact Information

Applicant		Owner	
Name: <u>Same as owner</u>	Company: _____	Name: <u>Janet Higgins</u>	Company: <u>(U)</u>



Architect/Engineer/Surveyor/Other: _____

Name	Company	Name	Company
Address		Address	
Phone	Email	Phone	Email

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

Applicant's Signature: _____ Date: _____

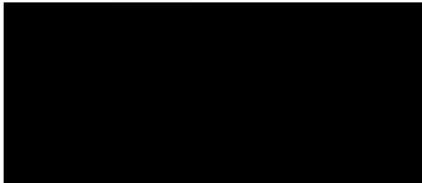
Owner's Signature: Janet Higgins Date: _____

Airbnb/Bed & Breakfast at 1304 South Maywood Ave

Contact

Janet Higgins
Owner

Dear Planning Commission and City Council
Of Independence, MO



I occupy my bedroom with an adjacent room and it's own bathroom and I have a backdoor entry and exit. I have one other bedroom on the main floor, bathroom, living room, dining room, and a kitchen that I will share with the guests. Guests will each have access to their own private bedroom and share the living room, bathroom, and dining area on the main floor, The attic loft area has its own living room area and a refrigerator for food if needed so they will only need to share the bathroom on the main floor. And lastly the basement area has its own dining and living area with bedroom availability that can sleep 5 if allotted too which has its own microwave and refrigerator that guests can use. Also. The downstairs has its own entry and exit door.

I have a love for entertaining and making others happy. I had the idea of starting an Airbnb/Bed and Breakfast on my front porch. I have been blessed with a home and I wanted to share my home with others. I was inspired of the thought of having people from all over the United States and other countries come stay and enjoy a hometown feel and warmth of Missouri while experiencing the city of Independence home of the Chiefs and Royals. Being close to the stadiums is a plus too. I am excited to have fans for both the Chiefs and Royals enjoy the hospitality and quaintness of my home and the city.

I am compliant with all the city requirements and will complete the process of being completely compliant with what the section 14-424 requires.

In the earlier application I provided names of my trash service, emergency contact sheet which I will provide to each guest and post in each guest room. I have carbon monoxide detectors, smoke detectors on each level of my home and fire extinguishers as required by code. I also have child proofed the electrical outlets.

Thank you for taking the time to review and except my application. I look forward to meeting all of you.

Sincerely,
Janet Higgins

Appendix B - Property Owner Notification Letter

City of Independence, Missouri

Date: 1-9-26

Case No. 25-200-09

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: AR B, B & Bed & Breakfast

Applicant: Janet Higgins

Location of Property: 1304 South Maywood Ave Independence Mo 64052

Planning Commission Meeting Date: January 27, 2025, at 6:00 p.m.

City Council Meeting Date: March 16, 2025, at 6:00 p.m.

Location of public hearings: City Council Chambers, City Hall _____ January 27
111 E Maple Ave, Independence, Missouri, 64050 meeting

Location to be determined — March 16 meeting

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.

Janet Higgins
Applicant (or Owner/Agent)

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

Airbnb/Bed & Breakfast at 1304 South Maywood Ave

Contact

Janet Higgins
Owner
1304 South Maywood Ave
Independence, MO 64052

Dear Neighbors of Independence

I am writing in regards to my Airbnb/Bed and Breakfast and am letting you know as my neighbors that I will be hosting guests in my home.

I have a love for entertaining and making others happy. I had the idea of starting an Airbnb/Bed and Breakfast on my front porch. I have been blessed with a home and I wanted to share my home with others. I was inspired of the thought of having people from all over the United States and other countries come stay and enjoy a hometown feel and warmth of Missouri while experiencing the city of Independence home of the Chiefs and Royals. Being close to the stadiums is a plus too. I am excited to have fans for both the Chiefs and Royals enjoy the hospitality and quaintness of my home and the city.

I am compliant with all the city requirements and will complete the process of being completely compliant with what the section 14-424 requires.

Thank you for taking the time to read my letter.

Sincerely,
Janet Higgins

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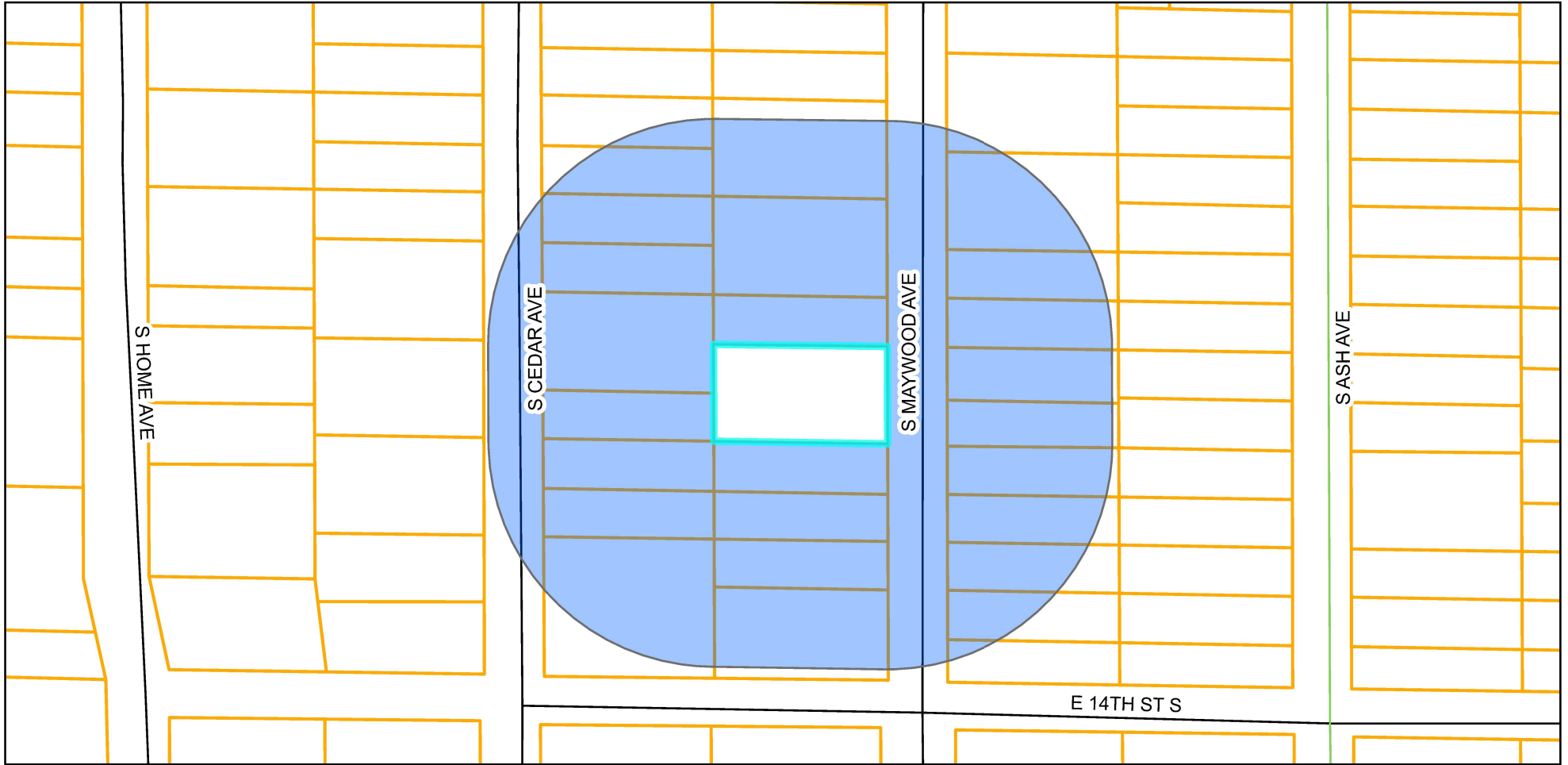
Property Address	Property Owner	Owner Address	City	State	ZIP Code
1211 S MAYWOOD AVE	Z DOCK INVESTMENTS LLC	3524 NW PRIMROSE CT	LEES SUMMIT	MO	64064
1217 S CEDAR AVE	JVQA LLC	903 S JONES RD	INDEPENDENCE	MO	64056
1223 S CEDAR AVE	STEWART TERRY	1223 S CEDAR AVE	INDEPENDENCE	MO	64052
1224 S MAYWOOD AVE	JOHNSON MELINDA	1224 S MAYWOOD AVE	INDEPENDENCE	MO	64052
1225 S CEDAR AVE	LEUNG YIM FAI	7552 CHAPPELLE WAY	ELK GROVE	CA	95757
1225 S MAYWOOD AVE	CASWELL JOHN R	1225 S MAYWOOD AVE	INDEPENDENCE	MO	64052
1226 S MAYWOOD AVE	CARNELL HAYDEN M	1226 S MAYWOOD AVE	INDEPENDENCE	MO	64052
1229 S MAYWOOD AVE	PALMER ANGELA	1229 S MAYWOOD AVE	INDEPENDENCE	MO	64052
1301 S CEDAR AVE	HERNANDEZ JOSEPH B	8361 HADLEY ST	OVERLAND PARK	KS	66212
1301 S MAYWOOD AVE	WRIGHT REBECCA C	1301 S MAYWOOD AVE	INDEPENDENCE	MO	64052
1303 S CEDAR AVE	HEEGN CHRISTOPHER D	1303 S CEDAR AVE	INDEPENDENCE	MO	64052
1303 S MAYWOOD AVE	ABBY HICKEY SOLE BENEFIT TRUST DATED 08/23/2024	1506 NE JACLYN DR	GRAIN VALLEY	MO	64029
1305 S MAYWOOD AVE	LUJAN ASHLEY A	1305 S MAYWOOD AVE	INDEPENDENCE	MO	64052
1307 S CEDAR AVE	VILLATORO ANDREA	1300 WINDSOR ST	INDEPENDENCE	MO	64055
1307 S MAYWOOD AVE	KELLER KENNETH R & CAROL JUNE SHAW	4235 S STAYTON AVE	INDEPENDENCE	MO	64055
1308 S MAYWOOD AVE	WEST HARLEN & GAIL & RONALD R	8804 S BUCKNER TARSNEY RD	OAK GROVE	MO	64075
1309 S CEDAR AVE	SHAWVER ANGELA M	1309 S CEDAR AVE	INDEPENDENCE	MO	64052
1309 S MAYWOOD AVE	PERRY CARRIE A	1309 S MAYWOOD AVE	INDEPENDENCE	MO	64052
1310 S MAYWOOD AVE	KCSJ REALTY LLC	1166 E 67TH ST	KANSAS CITY	MO	64131
1311 S CEDAR AVE	BAHR FORREST QUINN	1311 S CEDAR AVE	INDEPENDENCE	MO	64052
1311 S MAYWOOD AVE	CAMARENO JENNA	1311 S MAYWOOD AVE	INDEPENDENCE	MO	64052
1312 S MAYWOOD AVE	PERRIN ROBERT J & JENNIFER M	1312 S MAYWOOD AVE	INDEPENDENCE	MO	64052
1314 S MAYWOOD AVE	EXECUTIVE ACQUISITIONS LLC	4967 NE GOODVIEW CIR	LEES SUMMIT	MO	64082
1315 S CEDAR AVE	BAHR DEWAIN JAMES & CHARLENE J	1315 CEDAR AVE	INDEPENDENCE	MO	64052
1315 S MAYWOOD AVE	KMS ENTERPRISES LLC	5225 E PIMA ST	TUCSON	AZ	85742
1317 S MAYWOOD AVE	DANNER JUSTIN	655 NW 201 RD	WARRENSBERG	MO	64093



Notification Area

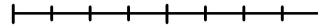
1304 S Maywood Ave

Case #25-200-09



Legend

-  Notification Area
-  Parcels

0 50 100 200 US Feet


Prepared For: Planning Commission
Meeting Date: January 13, 2026



Appendix C - Property Owner Notification Affidavit

STATE OF MISSOURI

COUNTY OF JACKSON

Case No. 25-200-09

I, Janet Higgins, of lawful age being first duly sworn upon oath, state:

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

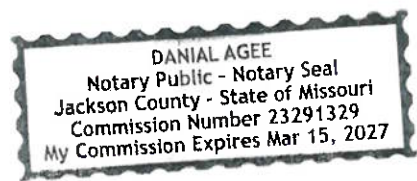
These notices were mailed on the 9 day of January, 2026

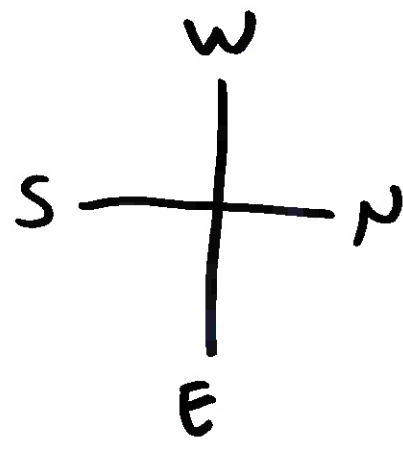
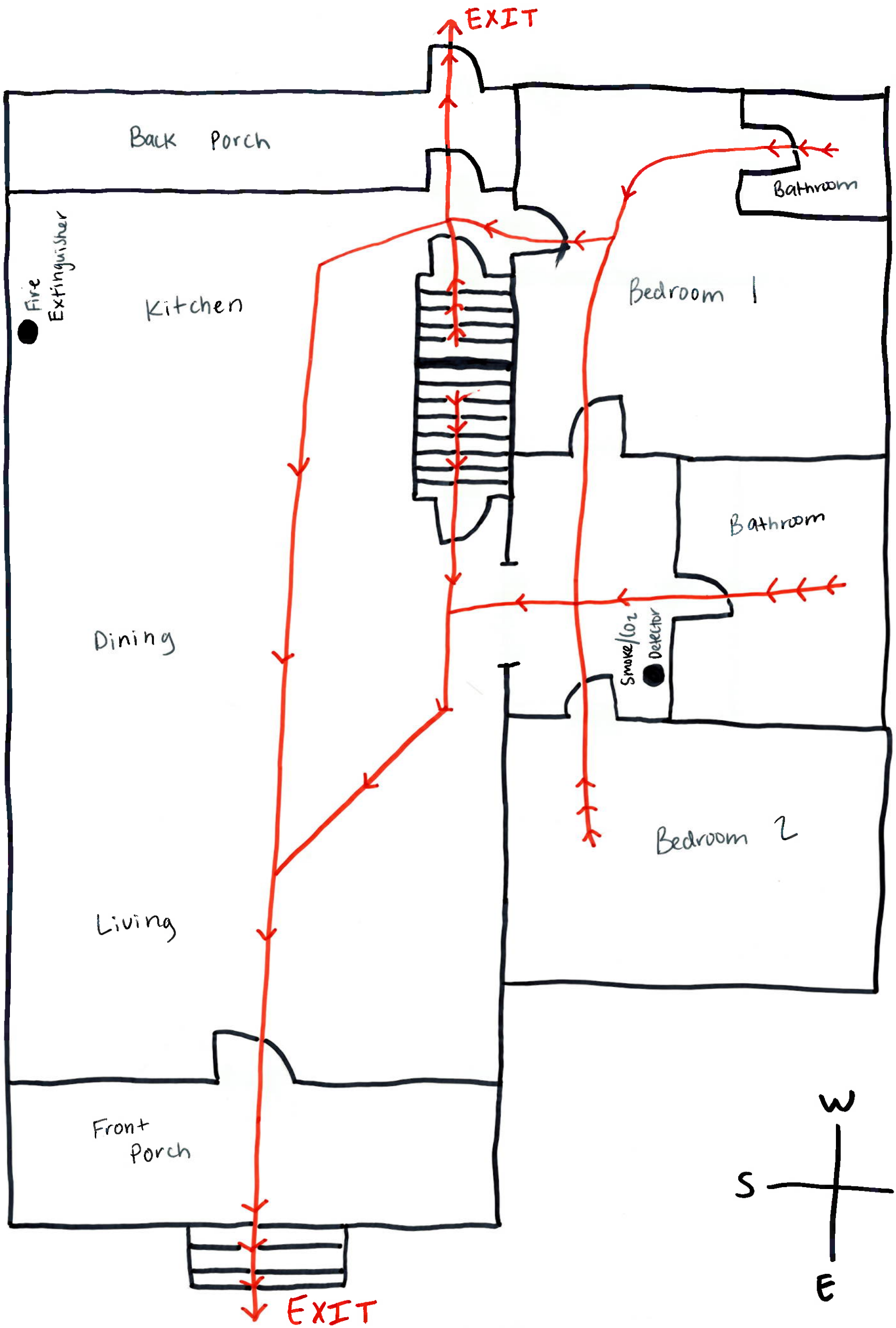
Janet Higgins
Signature of Agent, Owner or Attorney

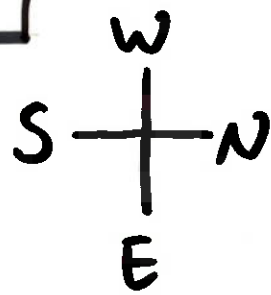
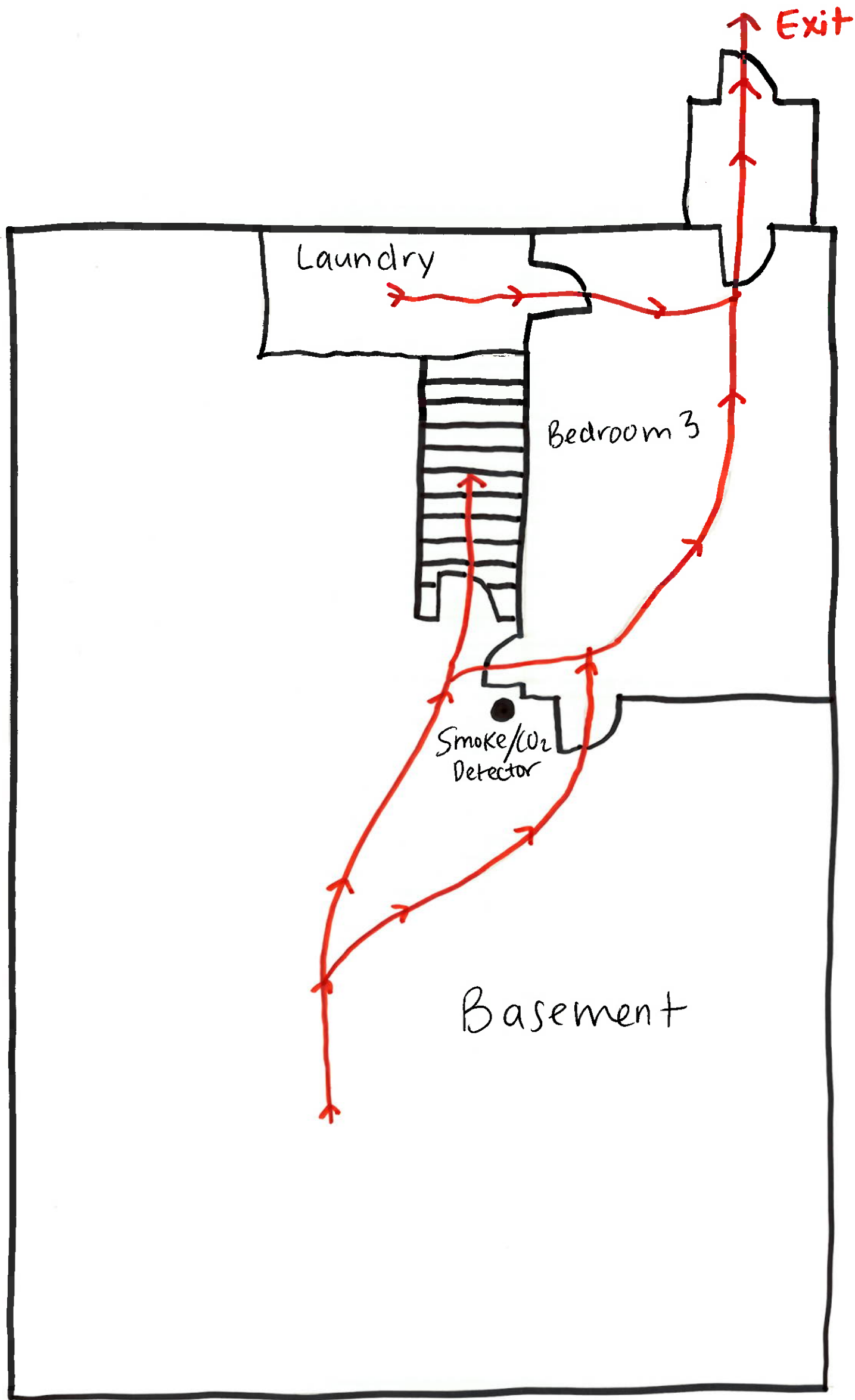
Subscribed and sworn to before me this 9th day of January, 2026

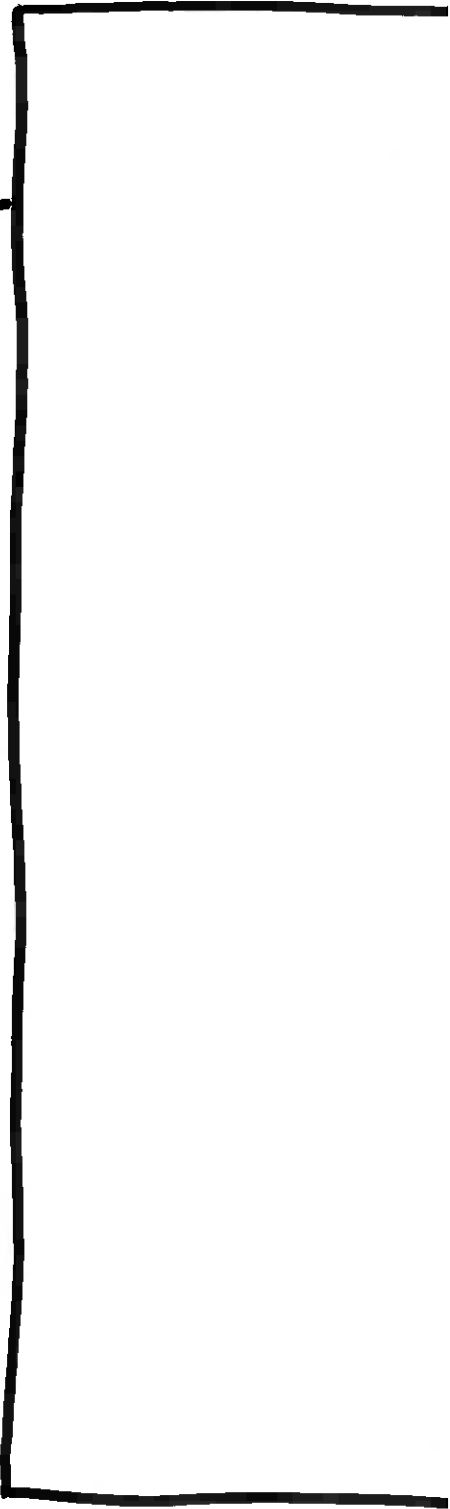
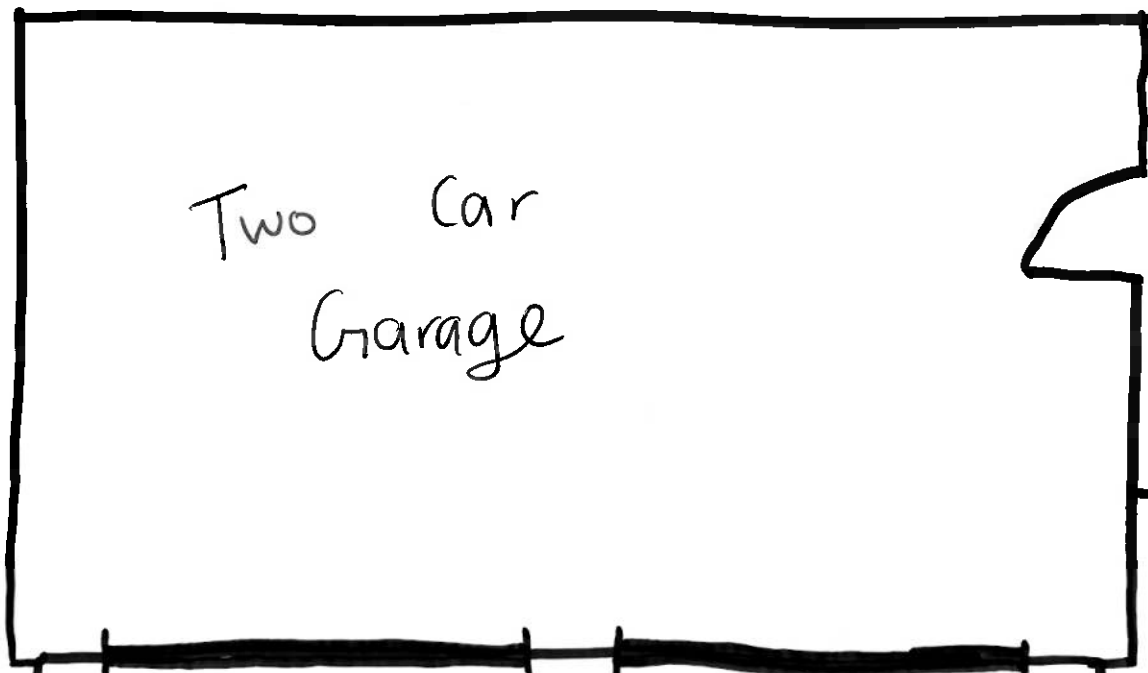
[Signature]
Notary Public

March 15, 2027
Commission Expiration Date

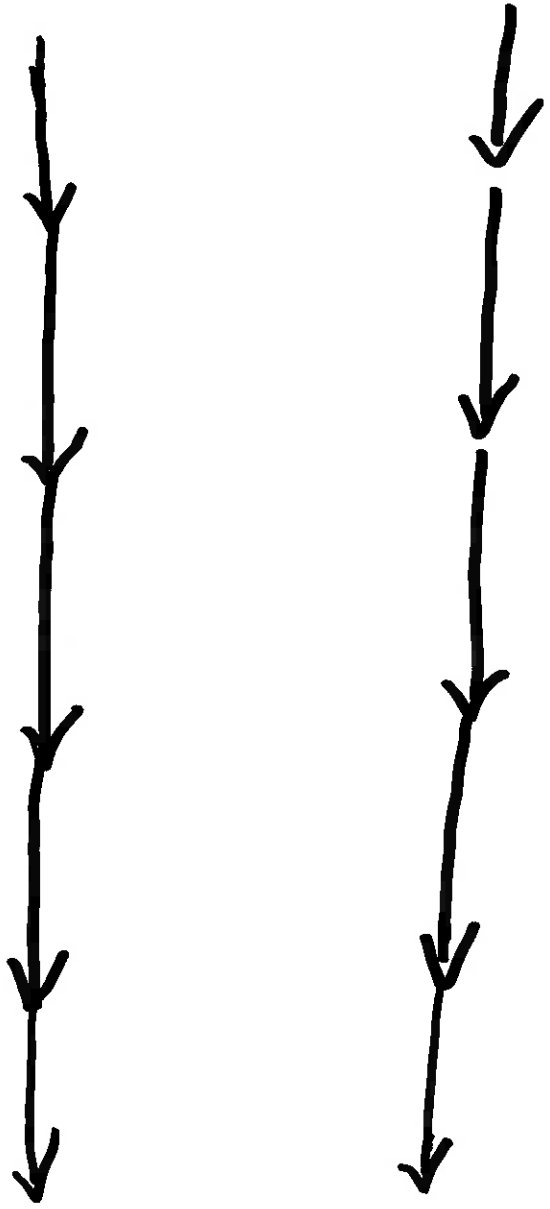




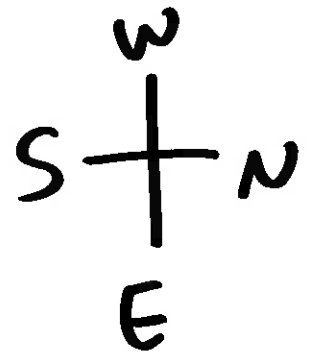




parking



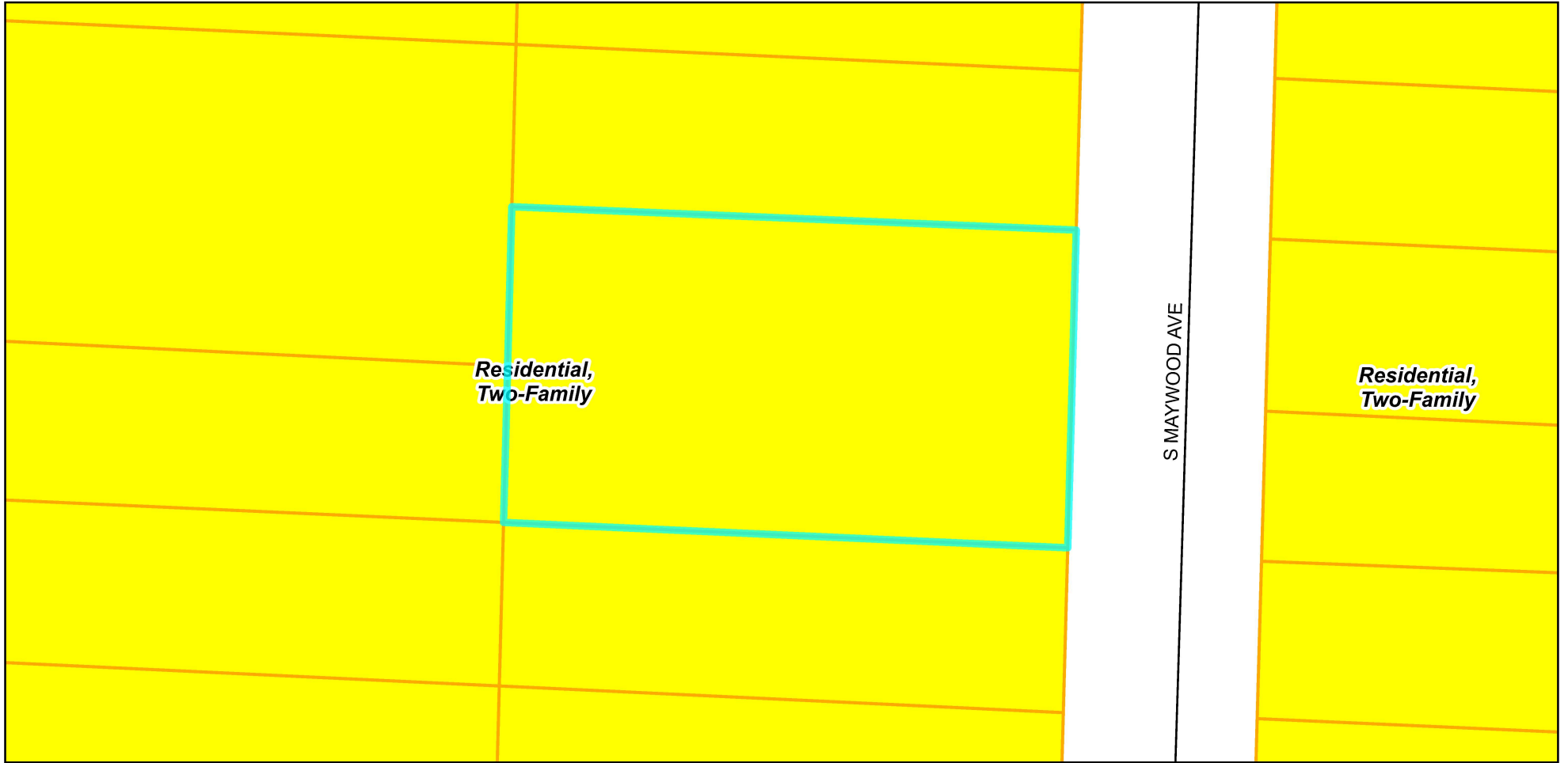
Front of House



Zoning Map

1304 S Maywood Ave

Case #25-200-09



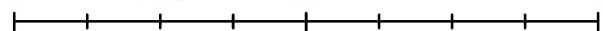
Legend

 Parcels

Zoning District

 R-12

0 37.5 75 150 US Feet



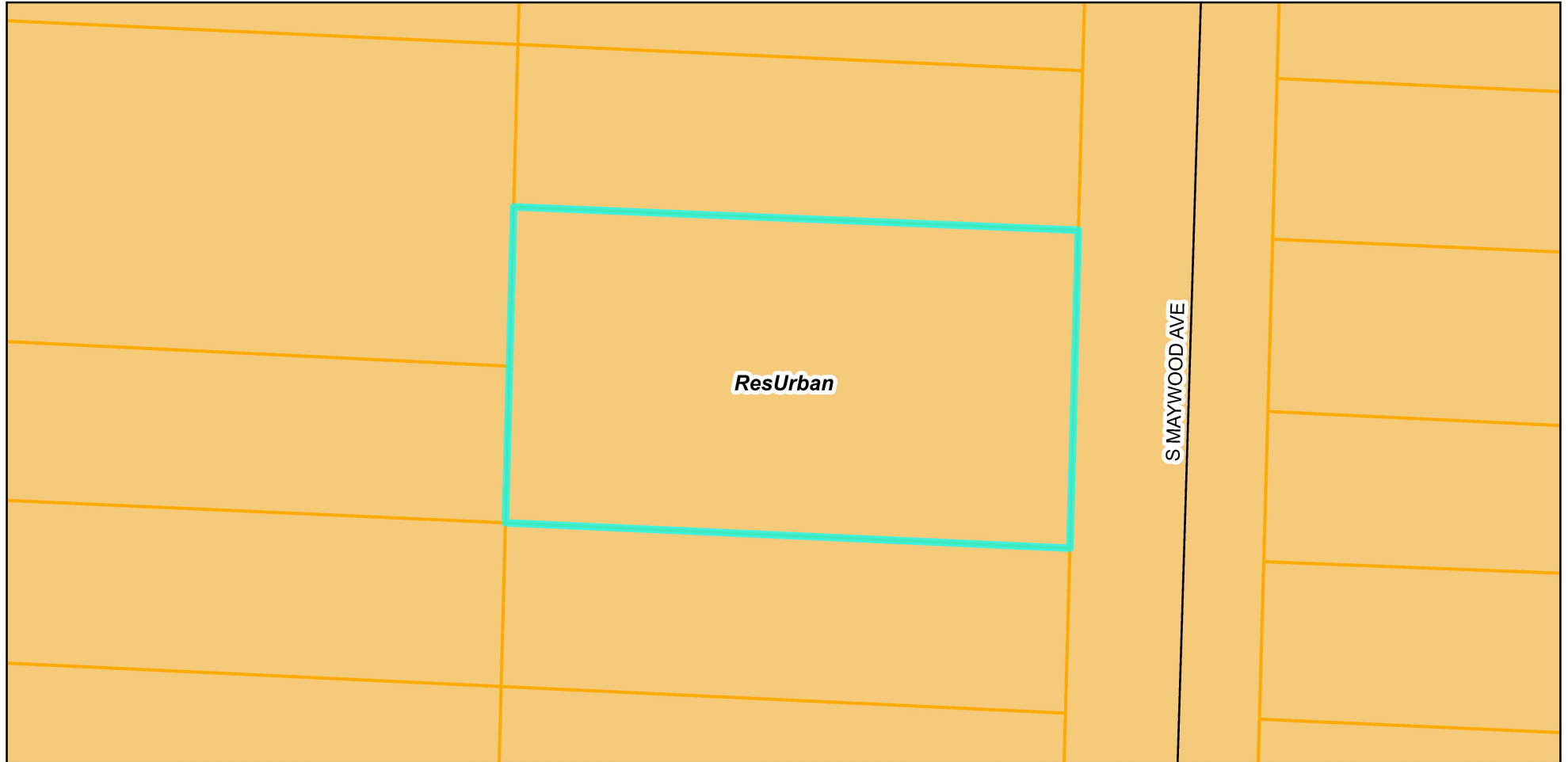
Prepared For: Planning Commission
Meeting Date: January 27, 2026



Comprehensive Plan

1304 S Maywood Ave

Case #25-200-09



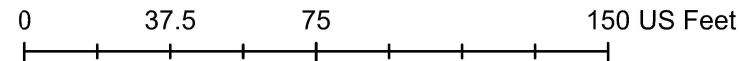
Legend

 Parcels

Comprehensive
Plan

 Residential
Urban
Neighborhoods

0 37.5 75 150 US Feet



Prepared For: Planning Commission
Meeting Date: January 27, 2026



MEETING DATE: January 27, 2026

STAFF: Tom Scannell, Community Development Director

PROJECT NAME: UDO Amendment #78

CASE NUMBER / REQUEST: **Case 26-175-01 – UDO Amendment #78 – Accessory Buildings and Structures –**
A request to amend the Unified Development Ordinance relating to accessory buildings and structures.

APPLICANT: City of Independence

PUBLIC NOTICE:

- Public notice published in Independence Examiner – January 10, 2026

FURTHER ACTION:

Following action by the Planning Commission, this UDO Amendment is scheduled for first reading by City Council on March 2, 2026 and the public hearing/second reading on March 16, 2026.

RECOMMENDATION

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

PROJECT DESCRIPTION & BACKGROUND INFORMATION

PROJECT DESCRIPTION:

The city proposes Amendment #78 to the Unified Development Ordinance (UDO) to amend and clarify the accessory building and structure regulations.

BACKGROUND & HISTORY:

Accessory buildings and structures have been regulated by the City’s zoning ordinance for many decades. These provisions address the placement, size, and use of structures that are incidental and subordinate to a principal building, such as detached garages, sheds, and similar structures.

The regulations for accessory buildings and structures have remained largely unchanged since their initial adoption. However, over time, questions and varying interpretations have arisen due to outdated language and the absence of certain definitions. This has created a need to clarify the standards to ensure consistency and ease of use for property owners, contractors, and staff.

Additionally, the current UDO does not include specific definitions for swimming pools, despite their long-standing presence in the community. The absence of clear definitions has occasionally caused uncertainty in enforcement and permitting.

PROPOSED AMENDMENTS

The proposed UDO amendments include the following:

1. Clarification of Accessory Building and Structure Regulations
 - Update existing provisions to improve clarity without substantially altering long-standing standards.
 - Maintain core requirements such as setbacks, maximum heights, and lot coverage limitations, while improving language for readability and interpretation.
2. Addition of Swimming Pool Definitions
 - Add new definitions for private, semi-private and public swimming pools to clearly differentiate between types and ensure consistent application of development standards.

The purpose of these amendments is to:

- Provide clearer, more user-friendly regulations for property owners, developers, and City staff.
- Maintain long-standing development standards while removing ambiguity.
- Ensure swimming pools are appropriately classified and provide clear regulations within the UDO.
- Reduce the potential for misinterpretation and inconsistent enforcement.

The proposed amendments do not substantially change the City's development standards for accessory buildings and structures. Instead, they modernize the language for clarity, incorporate intended and past practices, and align definitions with common industry and regulatory usage. Adding swimming pool definitions will improve the city's ability to regulate these amenities consistently, particularly with regard to placement, safety, and zoning compliance.

Staff have reviewed the amendments for consistency with other city regulations and found no conflicts with existing policies.

EXHIBITS

1. Section 14-201 General Terms
2. Section 14-400 Accessory Uses and Structures

14-201 GENERAL TERMS

14-201-01 General terms

Unless otherwise noted, the following words and terms shall apply to this chapter.

RECREATIONAL FACILITY, PUBLIC – An outdoor facility such as a tennis court, swimming pool, and other similar facilities that are open to all members of the community.

RECREATIONAL FACILITY, SEMIPRIVATE – An outdoor facility such as a tennis court, swimming pool, and other similar facilities that offers access to a limited, defined group of people including but not limited to residents of a specific neighborhood, apartment complex, or motel or hotel.

SWIMMING POOL, PRIVATE — A swimming pool that is located in conjunction with a single-family residence.

SWIMMING POOL, PUBLIC — A swimming pool that is operated by any public agency or private agency or person offering access to the general public.

SWIMMING POOL, SEMIPRIVATE — A swimming pool that is located in conjunction with a multiple-family housing project, apartment complex, motel or hotel or is operated for or by a homeowners' association.

14-400 ACCESSORY USES AND STRUCTURES

14-400-01 General

Accessory uses and structures are permitted in connection with any lawfully established principal use unless otherwise expressly provided in this development ordinance. Also, unless otherwise expressly stated, accessory uses and structures are subject to the same regulations as the principal use or structure.

14-400-01-A. Time of Construction. Unless otherwise noted in this article, accessory structures must be constructed in conjunction with or after the principal building. They may not be built prior to the construction of the principal building. In R-A districts, detached accessory buildings **and structures** may be constructed prior to the principal structure only in accordance with this section.

14-400-01-B. Subordinate Nature.

1. Accessory uses must be subordinate and clearly incidental to the principal use of the property.
2. Accessory structures must be of secondary importance and subordinate to the principal building on the property.

14-400-01-C. Lot and Building/Structure Standards.

1. **General.** The lot and building standards of the base zoning district apply to accessory structures unless otherwise expressly stated. This provision shall include the use durable building materials and not canvas, plastic, and similar materials.
2. **Interior Setbacks.** In the R-A district, detached accessory buildings **and structures** must be set back at least 35 feet from all interior lot lines. In all other R districts, detached accessory buildings **and structures** must be set back at least five feet from all interior lot lines.
3. **Exterior Setbacks.** Accessory buildings **and structures** shall be subject to the same required setback as the primary structure. For non-corner lots, accessory buildings **and structures** shall not project past the front of the primary structure. This provision shall not apply to accessory structures on R-A and R-1 zoned properties of over five acres in size, where detached accessory buildings shall be set back at least 50 feet from all exterior lot lines.
4. **Separation.** Accessory buildings must be separated by a minimum distance of ~~ten-five (5)~~ feet from all other accessory and principal buildings **subject to meeting the City's latest adopted building codes**.
5. **Height of Accessory Structures.** **Unless otherwise provided in this development ordinance, A** accessory structures may not exceed 25 feet in height, or the height of the principal building on the same lot, whichever is less. This provision shall not apply to accessory structures on R-A zoned properties of over ten acres in size. In any case, no structure or any appurtenances thereto shall exceed the height limitations prescribed by the Federal Aviation Agency within the flight approach zone of an airport.
6. **Building Coverage.** In R districts, detached accessory buildings may not cover more than 15 percent of the actual area of the rear yard or an area exceeding 50 percent of the building coverage of the principal building, whichever is greater, provided that at least 600 square feet of accessory building coverage is allowed on any lot in an R district. This provision shall not apply to accessory **buildings structures** on R-A zoned properties of over ten acres in size.
7. **Design and Appearance.** In all residential districts, the design and construction of any accessory garage, carport or storage building or shed larger than 120 square feet shall be similar to or compatible with the design and construction of the main building. The exterior building materials and colors shall be similar to the main building or shall be commonly associated with residential construction. This provision shall

not apply to accessory structures used for bona-fide agricultural activities on properties over ten acres in size.

8. **Accessory Buildings as Primary Structures, R-A District Only.** In R-A Districts, detached accessory buildings may be constructed prior to the principal structure provided that all the following conditions are met:
- (a) The subject property must be at least ten acres in size.
 - (b) The accessory building must be setback at least 200 feet from any exterior lot lines, and 100 feet from any interior lot lines.
 - (c) The use of the accessory building is limited to agricultural uses including, but not limited, to the keeping of livestock and the storage of farm machinery and equipment.

14-400-02 Fences

14-400-02-A.General. The general regulations of this subsection apply to all fences, regardless of the zoning district in which they are located.

1. All fences must be constructed in a workman-like manner of customary or normal fencing materials.
2. The materials used in fence construction must be manufactured and marketed for construction of permanent fences.
3. Plastic-coated, chain-link fences are allowed only in those instances where chain-link fencing is allowed.
4. Materials typically used for temporary fences, such as plastic, PVC, or similar materials may not be used for permanent fences.
5. Bright colors such as orange, yellow or red are not permitted for permanent fences.
6. Not more than two different types of materials may be used in the construction of any fence.
7. All fence support structures must be located on the inside of the fence covering material.
8. All fences must be maintained in a reasonable condition and vertical position, and any missing or deteriorated slats, pickets, other fencing material, or structural elements must be replaced in a timely manner with the same quality of material and workmanship.
9. No fence may be used to display any sign or advertising material other than a small—maximum one square foot—placard identifying the sign contractor/manufacturer. Advisory 'No Trespassing' and related safety/warning signs of two square feet or less may be posted on fences.
10. No private fence shall be installed on public property, including in the street right-of-way. Fences are subject to the intersection visibility standards of the Design and Construction Manual.
11. Fences around **public and semipublic recreational facilities, including but not limited to** tennis courts, swimming pools and other similar recreational facilities, are limited to ten feet in height. Such fences must comply with any other requirements of the City Code.
12. Electrically charged fences are prohibited except in the R-A district, where they may be used in conjunction with bona-fide farming activities.
13. Barbed wire fencing is prohibited except where it may be used in conjunction with bona-fide agricultural activities. Barbed wire fencing may also be approved as an administrative adjustment when deemed necessary to protect health and safety in association with utility structures, landfills, airports or similar facilities. When approved as an administrative adjustment, barbed wire fencing must be located

at least seven feet above grade. For the purposes of this chapter, the term "barbed wire" shall include concertina wire, razor wire, razor ribbon and other security wire types.

14-400-06 Swimming pools

14-400-06-A. Private swimming pools that are accessory to and located on the same lot as an allowed principal residential use may not be located within:

- a. Within any required exterior setback;
- b. Within five feet of interior side lot line;
- c. Within seven feet of a rear lot line;
- d. Within ten feet of any building or structure.

Setbacks are inclusive of the concrete apron or deck surrounding the swimming pool.

14-400-06-B. All other swimming pools must comply with the setback requirements of the underlying zoning district and must be located at least 50 feet from lots occupied by ~~single family residence dwelling units~~. **All other swimming pools shall be reviewed in accordance with this development ordinance and other applicable City Code requirements.**

MEETING DATE: January 27, 2026

STAFF: Tom Scannell, Community Development Director

PROJECT NAME: UDO Amendment #79

CASE NUMBER / REQUEST: **Case 26-175-02 – UDO Amendment #79 – Temporary Signs** – A request to amend the Unified Development Ordinance relating to the timing of temporary signs.

APPLICANT: City of Independence

PUBLIC NOTICE:

- Public notice published in Independence Examiner – January 10, 2026

FURTHER ACTION:

Following action by the Planning Commission, this UDO Amendment is scheduled for first reading by City Council on March 2, 2026 and the public hearing/second reading on March 16, 2026.

RECOMMENDATION

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

PROJECT DESCRIPTION & BACKGROUND INFORMATION

PROJECT DESCRIPTION:

The city proposes Amendment #79 to the Unified Development Ordinance (UDO) to amend and clarify the timing of temporary signs.

BACKGROUND & HISTORY:

Chapter 14 of the Unified Development Ordinance establishes standards for signage throughout the City. Section 14-504-04 identifies specific sign types that may be displayed without obtaining a sign permit. Over time, questions have arisen regarding the interpretation and enforcement of temporary sign provisions—particularly those related to temporary service signs and signs expressing opinions on matters of public interest.

This amendment establishes objective, time-based criteria for the placement and removal of temporary opinion signs, ensuring consistent application of the ordinance.

PROPOSED AMENDMENTS

The amendment allows temporary signs expressing the opinion of the owner or occupant on matters of public interest, subject to the following standards:

- Signs may be installed no more than sixty (60) days prior to the election.
- Signs must be removed within ten (10) days following the conclusion of the election.

The proposed amendment provides clarity and predictability for residents, businesses, and enforcement staff by establishing clear temporal limits rather than relying on subjective determinations. The regulation is content-neutral, focusing solely on the timing of sign display rather than the message conveyed.

Staff reviewed the amendment for consistency with other city regulations and found no conflicts with existing policies.

EXHIBITS

1. Section 14-504 Sign Regulations

14-504 SIGN REGULATIONS

14-504-04 Signs allowed without a permit

The following signs are allowed without a permit, but may be subject to other regulations under this article:

14-504-04-A. Temporary signs required by a valid and applicable federal, state, or local law, regulation, or ordinance; or posted by a public agency, acting in accordance with an adopted law or ordinance. Unless expressly required by a federal or state law, such signs may not exceed the size of other temporary signs allowed at the same location. No such sign may be illuminated or animated. If the sign is freestanding, it may not have a greater height than other temporary signs allowed at the same location. Such signs must be removed when they no longer serve the purpose for which they were posted;

14-504-04-B. Signs no larger than four square feet not requiring a building permit or electrical permit and not legible from a distance of more than three feet beyond the lot line of the development site or parcel on which the sign is located;

14-504-04-C. Banners posted by a nonprofit organization conforming with Section 14-504-14-D;

14-504-04-D. Flags and flagpoles conforming with Section 14-504-14-F;

14-504-04-E. On-site signs for traffic and parking control, provided that such signs conform to the Manual of Uniform Traffic Control Devices;

14-504-04-F. Signs installed which were approved by the Heritage Commission on historic properties in conformance with the Heritage Commission's policies.

14-504-04-G. Signs of eight square feet or less which explain the historic background of the property.

14-504-04-H. The following temporary service signs are allowed on residential property in conjunction with Section 14-504-12:

1. A message pertaining to the sale or lease of the premises. A temporary real estate sign must be removed within ten days after the transfer of title or change in occupancy.
2. A message related to an occasional sale (such as a garage sale or yard sale). A temporary sign pertaining to an occasional sale must be removed within one business day following the end of the sale.
3. Temporary signs may be used to express the opinion of the owner or occupant on any matter deemed by the person to be of public interest. **Said signs shall be installed no more than sixty (60) days prior to the scheduled election and shall be removed within ten (10) days following the conclusion of that election.**
4. On-premise construction service signs, in compliance with all applicable City ordinances. Construction service signs may not be installed prior to the issuance of a permit and must be removed at the conclusion of the work or when a certificate of occupancy is issued, whichever comes first.

14-504-04-I. The following temporary service signs are allowed on nonresidential property in conjunction with Section 14-504-13:

1. A message pertaining to the sale or lease of the premises. A temporary real estate sign must be removed within ten days after the transfer of title or change in occupancy.
2. A message pertaining to the hiring of employees (i.e., "Help Wanted").

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3. Temporary signs may be used to express the opinion of the owner or occupant on any matter deemed by the person to be of public interest. **Said signs shall be installed no more than sixty (60) days prior to the scheduled election and shall be removed within ten (10) days following the conclusion of that election.**