



Planning Commission

June 9, 2026 6:00 PM

20201 E Jackson Drive, Independence, MO 64057

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 – May 12, 2026**
2. **Case 26-310-01 – Preliminary Plat – Meadowbrook Estates, Phase 2** – A request to approve a preliminary plat generally located southeast of Eureka Road and R.D. Mize Road.
3. **Case 26-320-01 – Final Plat – Meadowbrook Estates, Phase 2** – A request to approve a final plat generally located southeast of Eureka Road and R.D. Mize Road.
4. **Case 26-320-02 - Final Plat – Jackson Place, First Plat** – A request to approve a final plat generally located west of Jackson Drive and south of R.D. Mize Road.

PUBLIC HEARINGS

1. **Case 26-810-01 – Preliminary Development Plan – 136 E. White Oak** – A request to approve a Preliminary Development Plan for The Cottages at White Oak.
2. **Case 26-100-05 – Rezoning – 16523 E US 40 Hwy** – A request to rezone the property from R-6 (Single Family Residential) and C-2 (General Commercial) to C-2 (General

Commercial).

3. **Case 26-125-03 – Rezoning/PUD – 20691 E US 24 Highway** – A request to rezone the property from R-6 (Single Family Residential) to R-6/PUD (Single Family Residential/Planned Unit Development) and approving a preliminary development plan.
4. **Case 26-200-03 – Special Use Permit – 3601 S. Noland Road** – A request to approve a Special Use Permit to operate a rental car business.
5. **Case 26-810-02 – Preliminary Development Plan - McBee Acres** – A request to approve a Preliminary Development Plan for McBee Acres generally located north of US 24 Hwy and west of Salem Drive.

OTHER BUSINESS

1. **Case 26-320-03 – Final Plat – McBee Acres** – A request to approve a final plat generally located north of US 24 Hwy and west of Salem Drive.
2. **Case 26-400-63 – Short-Term Rental – 5217 S Powell Ave** – A request to operate a Short-Term Rental at the property.

ROUNDTABLE - NEXT MEETING JUNE 23, 2026

ADJOURNMENT



Planning Commission Minutes

May 12, 2026 6:00 PM

20201 E Jackson Drive – Room 149 – Santa Fe

CALL TO ORDER

A meeting of the Planning Commission was held at 6:00 PM on 5/12/2026, in the 20201 E. Jackson Drive, Independence, MO 64057. The meeting was called to order.

ROLL CALL

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

CONSENT AGENDA

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

1. Planning Commission Minutes – April 14, 2026

Motion

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

OTHER BUSINESS

1. **Case 26-400-47 – Short-Term Rental – 1110 S Crisp Ave** – 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

Ian Vessey, 523 NW 65th Terr., Kansas City, stated they would like to have this listed in time for the FIFA World Cup. He noted the home is actually 1,900 square feet and has five bedrooms, though only four bedrooms would be used.

In response to Commissioner Nesbitt's question, Mr. Vessey stated the off-street parking area is paved.

Public Comments

The current renter at 1110 S. Crisp Ave. stated Mr. Vessey is her landlord and that the arrangement would allow them to earn some additional income. She said that when visitors stay at the home, she will stay with Mr. Vessey.

Motion

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

2. **Case 26-400-48 – Short-Term Rental – 4125 S River Blvd** – 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

Karen Price, 21603 W. 80th Terr., Shawnee, KS, stated they have several other short-term rentals on the Kansas side. She said the home was a foreclosure that they cleaned up, and they love the location and believe it would be a great place for visitors to stay.

Public Comments

Robert Fann, 4117 S. River Blvd., stated he objects to the property being used as a short-term rental because the corner is a bus stop and visitors may not be aware of the number of children in the area. He questioned whether guests would undergo background checks and expressed concern about the potential for parties at the property. He also stated he does not believe most residents would want a short-term rental next door to their home.

Karen Wilson, 4121 S. River Blvd., stated the house was not in that bad of shape prior to purchase. She said their neighborhood is a community and when she moved in five years ago, she purchased her home because the area consisted of single-family homes intended for single families, not short-term rentals. She stated her biggest concern is not knowing what type of people may be coming and going from the property and what would happen if an issue were to occur. She also questioned whether the short-term rental could lower her property value and raise her taxes because she views it as a business operation.

Karen Price stated she respects her neighbors' thoughts and opinions and said she has operated short-term rentals for more than five years without issues involving parties. She noted they have exterior security cameras installed at the property. Ms. Price stated the maximum occupancy would be six guests and all guests must be listed on the reservation. She said any unruly guests would be removed immediately. Ms. Price explained that while some individuals may book a home for others, she requires that at least one person staying at the property be the individual who made the reservation. She also stated she could include information regarding the nearby bus stop in the house rules. Ms. Price said all bookings are handled through Airbnb, which conducts background checks, and stated she requires guests to maintain a four- or five-star rating. She noted she has earned "super host" status and works to maintain that rating through positive guest experiences. Ms. Price stated most guests at her other properties are visiting for youth sports tournaments or weddings. She also stated short-term rentals are often maintained better than long-term rentals because owners have greater control over upkeep and maintenance of the property.

Motion

Commissioner Edward Nesbitt made a motion to approve the case. Commissioner Eric Ashbaugh seconded the motion. The motion was approved Yes 5, No 1, Abstained 0.

ROUNDTABLE - NEXT MEETING JUNE 9, 2026

ADJOURNMENT

The meeting was adjourned at 6:39 p.m.

MEETING DATE: June 9, 2026

STAFF: Brian L. Harker, Planner

PROJECT NAME: Meadowbrook Estates, Preliminary Plat for Phase 2

CASE NUMBER/REQUEST: Case 26-310-01 – Preliminary Plat – Meadowbrook Estates, Phase 2 – A request to approve a preliminary plat generally located southeast of Eureka Road and R.D. Mize Road.

APPLICANT: McBee Construction – Jack Murphy

OWNER: McBee Construction – Jesse McBee

PROPERTY LOCATION: Southeast corner of E. R.D. Mize Road and E. Eureka Road

SITE ACREAGE: 29.16 acres +/-

NUMBER OF LOTS/TRACTS: 50 lots/2 tracts

PROPERTY ZONING: R-4 (Single-Family Residential - Low Density)

CURRENT USE: Undeveloped land

SURROUNDING ZONING/LAND USE:

N/E/W: R-A (Residential Agriculture)...single-family residences and vacant lots

South: R-4 (Single Family Residential – Low Density)...single-family residences

FURTHER ACTION:

Following action by the Planning Commission, this application is scheduled be to considered by the City Council on July 6, 2026.

RECOMMENDATION

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

1. In lieu of half-road improvements along R.D. Mize Road and Eureka Road, the R.D. Mize Road curve shall be improved with a minimum radius for a 35-mph roadway. A sidewalk shall be provided along the north side of R.D. Mize Road from S. Brook Ridge Court to the end of the existing sidewalk on R.D. Mize Road.
2. The existing utility easements across proposed Lots 66, 67, 68 and 103 must be vacated by separate action.
3. McBee Avenue should be renamed E. 32nd Terrace S. and Mize Ridge Court shall be renamed S. Mize Ridge Court.
4. Street addresses will be assigned to the Final Plat.

5. Lots 54 and 55 must have landscape screening along their rear property lines in accordance with the Unified Development Ordinance Section 14-503-13. A note shall be included on the Final Plat.
6. There is a stream buffer along the east side of R.D. Mize Road. The plat shows a drainage easement across Lots 54 and 55. This drainage easement may serve as the stream buffer setback as was allowed in Phase 1. The drainage easement must be extended through Lots 56 and 57. The plat must indicate no permanent structures can be placed within the drainage easement. A note indicating the drainage easement is the stream buffer setback must be included on the Final Plat.

PROJECT DESCRIPTION & BACKGROUND INFORMATION

PROJECT DESCRIPTION:

This preliminary plat application was approved in January of 2022 and has since expired. Below is the description from the original application:

After receiving Preliminary Plat approval in spring 2019 to restart this development after many years of inactivity, site conditions have forced the developer to create yet another subdivision design modifying the street layout and subsequently reducing the number of lots. Bedrock at a shallow depth and sloping terrain forced the consolidation of multiple lots in the north central part of the site into a single, large lot.

This redesign will now feature 51 total lots (four of which front onto Eureka Road), a reduction from the 74 lots of the earlier layout. Two common tracts are planned, one for subdivision's swimming pool and another, between Lots 55 and 56, for utility service connections. Save for the lots which front onto Eureka Road, all lots will be accessed by new internal streets constructed with the project. The minimum lot size is 10,000 square feet with a minimum lot width of 75 feet at the building line.

The existing homes association is controlled by the developer; the covenants and restrictions will be updated with these lots added. Annual dues are collected to maintain the detention basins, entrances, and pay taxes on the common tracts.

ANALYSIS

Storm Water: In conjunction with Phase 1, two detention basins (Tracts A and B) were designed and constructed to detain stormwater for all phases of the project. Underground storm sewers will be extended to serve the new phases of the development.

Street Improvements: Additional right-of-way was dedicated with the first plat in 2003 along the north side of R.D. Mize Road to realign the curve radius so it met engineering standards for the existing speed limit. Street improvements to R.D. Mize Road were intended to be constructed with the second phase of the project as a condition of that plat approval. After the project fell into receivership in the late 2000s, it was acquired by the current developer, who received City

approval of a revised Preliminary Plat in 2019. That approval has since expired and is now being reviewed concurrently with this final plat.

As part of this phase, the R.D. Mize Road curve must be improved to provide the minimum radius required for a 35-mph roadway. A sidewalk must also be constructed along the north side of R.D. Mize Road, extending from Brook Ridge Court to the terminus of the existing sidewalk. Staff believes these improvements are necessary to address driver safety, improve sight-distance concerns, and respond to residents' requests for enhanced walkability in the area.

Public Utilities and Sewers: Water and sanitary sewers are available in the existing subdivision and will be extended to service the proposed phases with additional fire hydrants added.

Historic Buildings/Archaeological Sites: There are no apparent historic or archaeological concerns with this property.

Landscaping: Lots 54 and 55 must have landscape screening along their rear property lines in accordance with the Unified Development Ordinance Section 14-503-13. A note shall be included on the Final Plat.

Consistency with *Independence for All*, Strategic Plan: The proposal relates to the Goal "Achieve livability, choice, access, health and safety through a quality, built environment" through building new housing units to fill a market need.

Comprehensive Plan Guiding Land Use Principles: The Imagine Independence 2040 Comprehensive Plan designated this site for 'Existing Residential Development.'

Covenants (CC&R's): A copy of revised CC&R's will be recorded.

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

REVIEW CRITERIA

Recommendations and decisions on a proposed Preliminary Plat must be based on consideration of the criteria listed in Section 14-702-02-G:

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*** – *This project will meet these regulations.*
2. ***Availability of water that meets applicable fire flow requirements and is sufficient for the reasonably foreseeable needs of the subdivision*** – *Adequate water is available to serve this development.*
3. ***Availability and accessibility of utilities*** - *All existing utilities in the first plat will be extended to serve these additional lots.*
4. ***Availability and accessibility of public services such as schools, police and fire protection, transportation, recreation facilities, and parks*** – *These are not issues with this project.*

5. **Consistency with the zoning district regulations** – All of the proposed lots meet the zoning code requirements for width, area, and design. Setbacks for the individual single-family homes will be verified prior to issuing building permits.
6. **Conformity with the Major Thoroughfare Plan** –In lieu of the half street improvements to E. R.D. Mize Road and Eureka, staff is seeking for improvements to the E. R.D. Mize Road curve and the installation of sidewalks along E. R.D. Mize Road from S. Brook Ridge Avenue to the existing sidewalk.
7. **Effect of the proposed subdivision on existing public streets and the need for new streets or highways to serve the subdivision** – The number of proposed lots will have no effect on the existing streets within the subdivision. However, the E. R.D. Mize Road curve does need realignment.
8. **Physical land characteristics, such as floodplain, slope, soil, and elevation differentials with abutting properties** – The developer has taken these issues into consideration with this revised Preliminary Plat.
9. **Recommendations and comments of the Development Review Committee and other reviewing agencies** – The primary concern of the staff review committee related to the improvements to E. R.D. Mize Road.
10. **Conformity with the Master Sewer and Water Utility Plan** - This project is in compliance with these plans.
11. **Compliance with this development ordinance and all other applicable regulations.** Not at this time.

EXHIBITS

1. Application
2. Cover Letter
3. Preliminary Plat
4. Zoning Map
5. Comp Plan Map

Application Type (check all that apply)

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

Project Information and Location

Project Name Meadow Brook Estates Phase 2

Project Address/Location 3100 S Brookridge Ct Indep MO

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

Contact Information

Applicant

Jack Murphy McBee Construction

Name Company

Address

Address

Phone Email

Phone Email

Architect/Engineer/Surveyor/Other:

Robert Walquist Quist Engineering

Name Company

Address

Address

Phone Email

Phone Email

Owner

Jesse McBee McBee Construction

Name Company

Address

Address

Phone Email

Phone Email

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.

Jack Murphy 4-10-2026
Applicant's Signature Date

Owner's Signature Date

**ATTN: City of Independence Planning & Zoning Department
111 E Maple Ave., Independence, MO 64050**

4/13/2026

Dear Recipient,

Rock Bluff Development, LLC here by submits the Preliminary Plat for Meadowbrook Subdivision located southeast of Eureka and R.D. roads the second phase in the Meadowbrook subdivision adding Lots 54 through 104, a total of 51 lots, Making up 29.16 acres of Land zone R-4 for residential use.

This expansion of the already existing subdivision is to create more lots for single family homes to be built on.

Thank you for your time and assistance with the project. Rock Bluff Development is committed to expanding the subdivision which values the needs of families and surrounding businesses. The future expansion of this development is consistent with the goals, policies, and standards of the City of Independence, in addition to the public health safety, environment, and general welfare of the public. Please direct any further questions or concerns to the provided contact below.

Thank you,



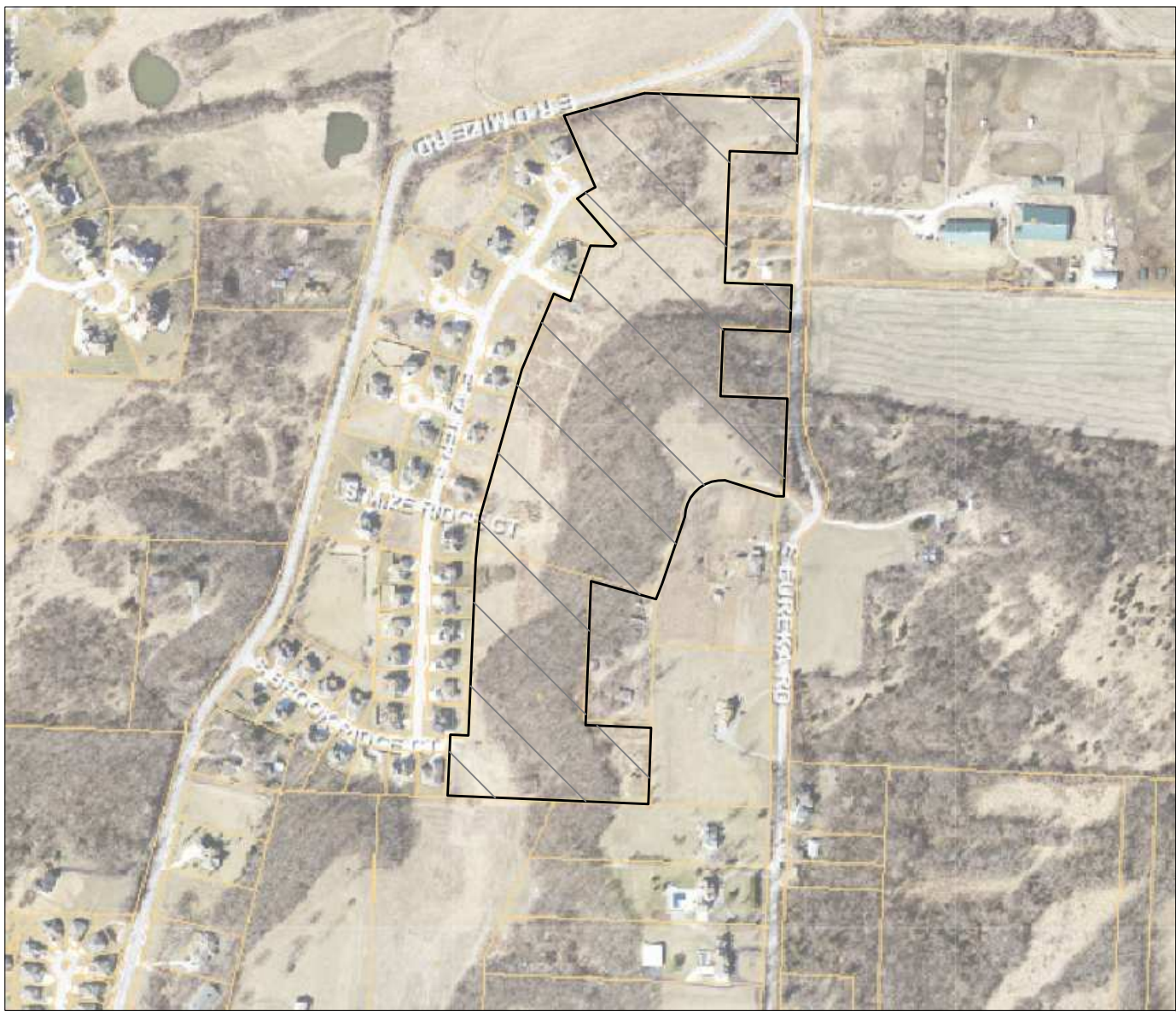
Jack Murphy

[REDACTED]

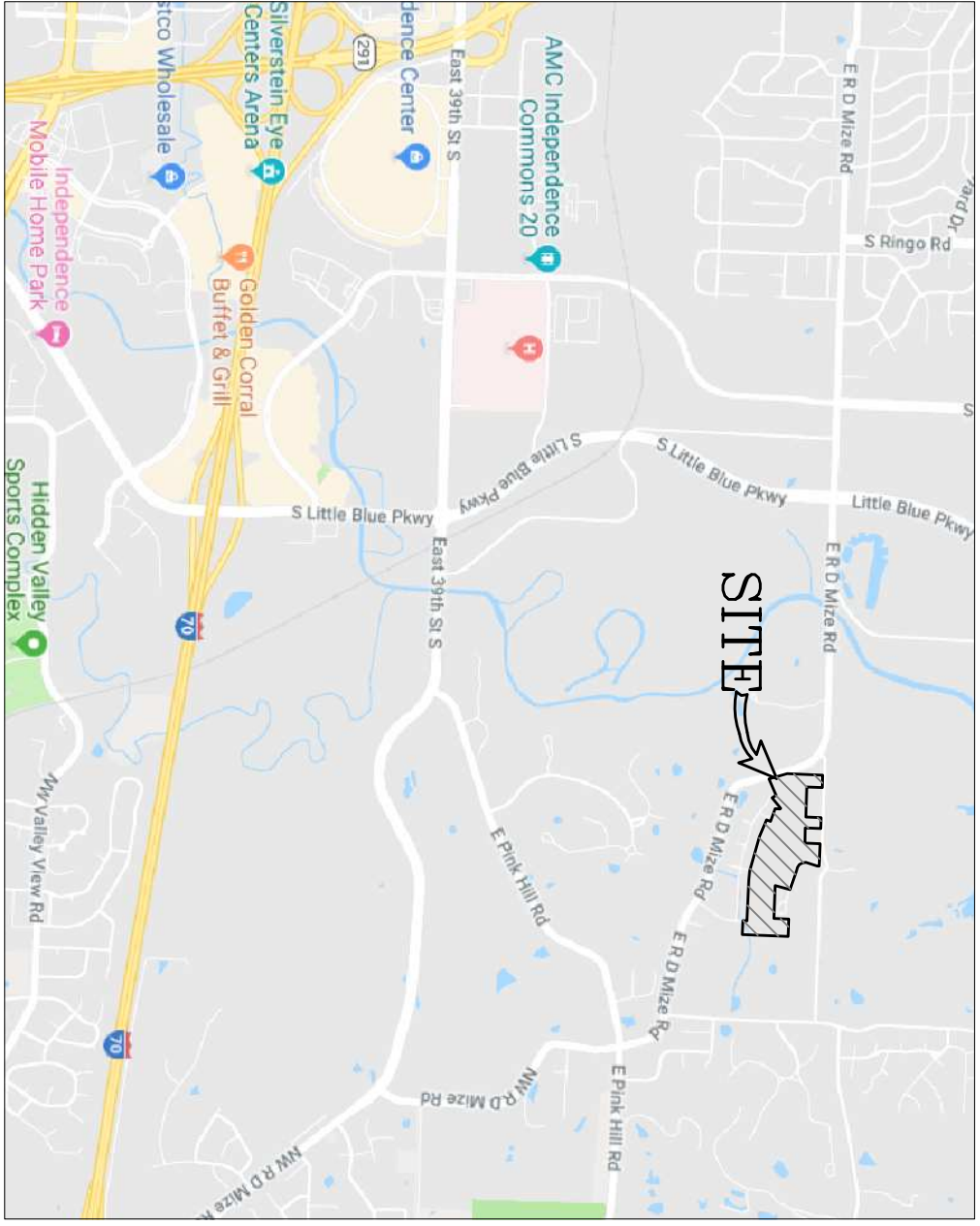
[REDACTED]

PRELIMINARY PLAT FOR
MEADOWBROOK ESTATES
LOTS 54 THRU 104 & TRACT I, & J
INDEPENDENCE, JACKSON COUNTY MISSOURI

DEVELOPER:
MCBEE CUSTUM HOMES



AERIEL MAP

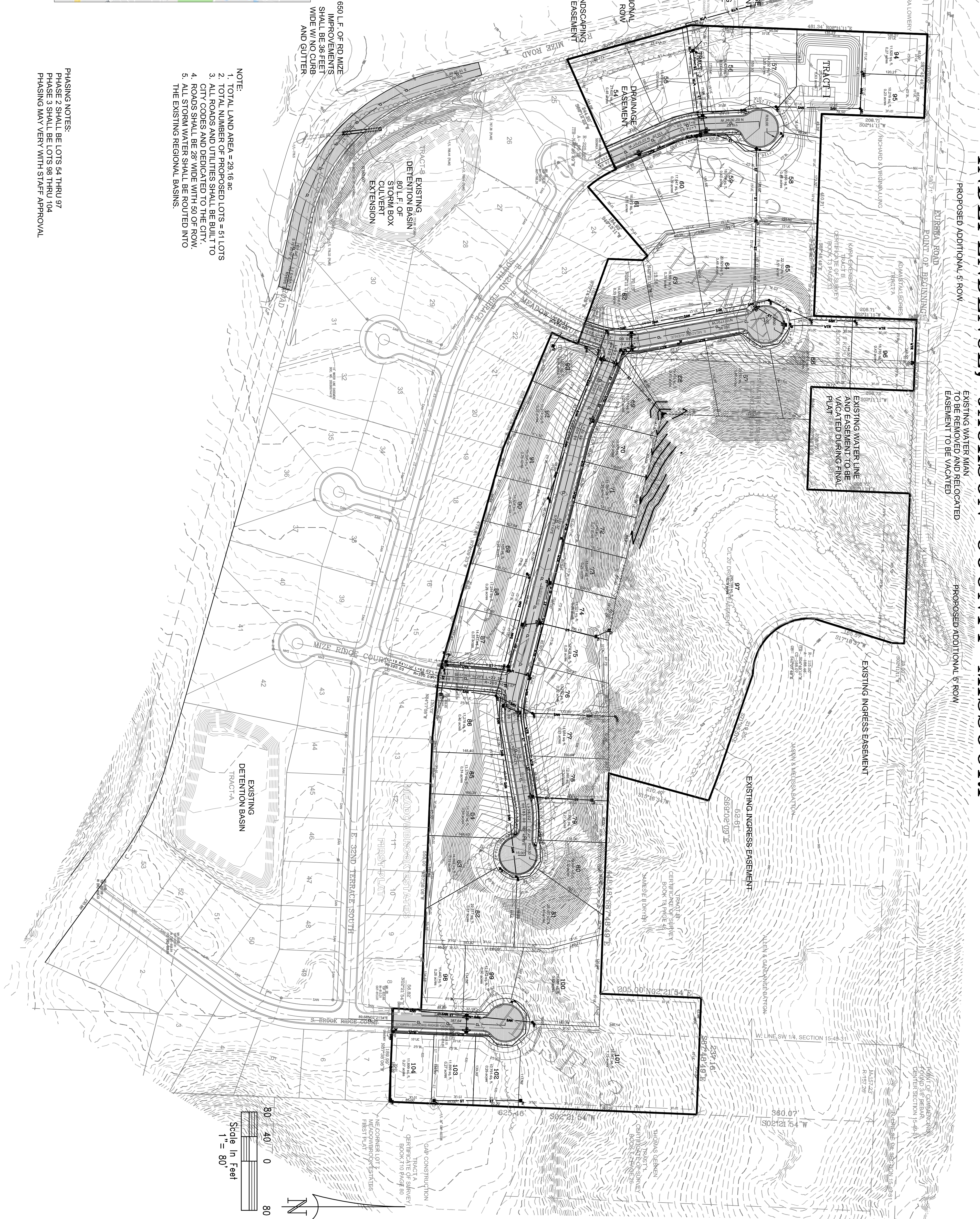


LOCATION MAP

690 L.F. OF RD WIDE
IMPROVEMENTS
SHALL BE 36 FEET
WIDE W/ NO CURB
AND GUTTER

- NOTE:
1. TOTAL LAND AREA = 29.16 ac
 2. TOTAL NUMBER OF PROPOSED LOTS = 61 LOTS
 3. ALL ROADS AND UTILITIES SHALL BE BUILT TO CITY CODES AND DEDICATED TO THE CITY.
 4. ROADS SHALL BE 28' WIDE WITH 50' OF ROW.
 5. ALL STORM WATER SHALL BE ROUTED INTO THE EXISTING REGIONAL BASINS.

PHASING NOTES:
PHASE 2 SHALL BE LOTS 64 THRU 97
PHASE 3 SHALL BE LOTS 98 THRU 104
PHASING MAY VARY WITH STAFF APPROVAL



DATE	REVISION	BY
-11-15-19	FIRST SUBMITTAL SET NOT FOR CONSTRUCTION	-
1-12-20	SECOND SUBMITTAL SET	
10-27-21	REVISED PRELIMINARY PLAT	
12-28-21	REVISED PRELIMINARY PLAT	
1-18-22	REV PER CITY COMMENTS	

Quist Engineering Inc.

Civil Engineering for Residential & Commercial Site Development

821 NE Columbus ST.
St. Louis, Missouri 64063
Phone: (314) 595-9555
e-mail = rwalquist@quistengineering.com

PRELIMINARY PLAT
FOR MEADOWBROOK ESTATES
LOTS 54 THRU 104 & TRACT I & J

CIVIL PLANS FOR
MEADOWBROOK ESTATES 2ND
INDEPENDENCE, JACKSON COUNTY, MISSOURI

DRAWN BY
CHECKED BY RAW
DATE 11-15-2019
PROJECT NO. EIB-319
SCALE 1"=80'

[About](#)
[Content](#)
[Legend](#)

Legend
Zoning

ARTS

Business Park

Business Park/PUD

Light Commercial

Commercial

Commercial/Historic Landmark

Commercial/PUD

Commercial/Special Character

Warehousing

Drum Farm District

Industrial

Industrial/Historic Landmark

Industrial Park

Office

Office/Planned Unit Development

Single Family Residential Estate

Two Family Residential

Two Family Residential Historic Landmark

Two Family Residential/PUD

Moderate Density Residential/PUD

Single Family Residential Large Lot

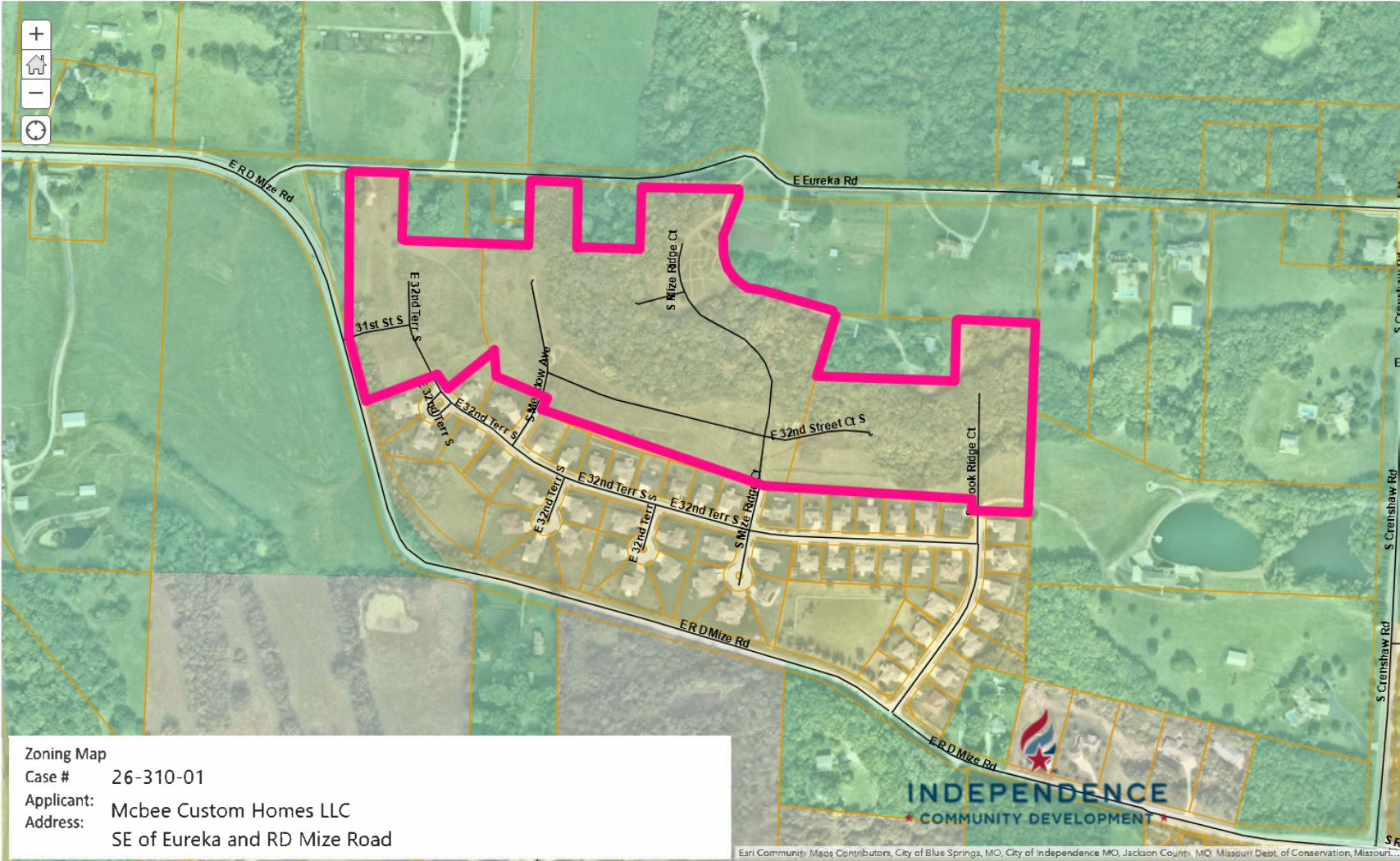
Single Family Res Large Lot/PUD

High Density Residential/PUD

Single Family Residential Low Density

Single Family Residential Low Density/PUD

Single Family Residential



Zoning Map
Case # 26-310-01
Applicant: Mcbee Custom Homes LLC
Address: SE of Eureka and RD Mize Road



Eari Community Maps Contributors: City of Blue Springs, MO, City of Independence MO, Jackson County, MO, Missouri Dept. of Conservation, Missouri...

Comp Plan Map
Case # 26-310-01
Applicant: McBee Custom Homes LLC
Address: SE of Eureka and RD Mize Road

INDEPENDENCE
COMMUNITY DEVELOPMENT

Earl Community Maps Contributors: City of Blue Springs, MO; City of Independence, MO; Jackson County, MO; Missouri Dept. of Conservation, Missouri.

MEETING DATE: June 9, 2026

STAFF: Brian L. Harker, Planner

PROJECT NAME: Meadowbrook Estate-2nd Plat

CASE NUMBER/REQUEST: **Case 26-320-01 – Final Plat – Meadowbrook Estates, Phase 2** – A request to approve a final plat generally located southeast of Eureka Road and R.D. Mize Road.

APPLICANT: McBee Construction – Jack Murphy

OWNER: McBee Construction – Jesse McBee

PROPERTY LOCATION: Southeast corner of R.D. Mize Road and Eureka Road

SITE ACREAGE: 29.16 acres +/-

NUMBER OF LOTS/TRACTS: 50 lots/2 tracts

PROPERTY ZONING: R-4 (Single-Family Residential - Low Density)

CURRENT USE: Undeveloped land

SURROUNDING ZONING/LAND USE:

N/E/W: R-A (Residential Agriculture)...single-family residences and vacant lots

South: R-4 (Single Family Residential – Low Density); Single-family residences

FURTHER ACTION:

Following action by the Planning Commission, this application is scheduled for first reading by the City Council on July 6, 2026 and the second reading on July 20, 2026.

RECOMMENDATION

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

1. The R.D. Mize Road curve shall be improved with a minimum radius for a 35-mph roadway. A sidewalk shall be provided along the north side of R.D. Mize Road from Brook Ridge Court to the end of the existing sidewalk on R.D. Mize Road.
2. The existing utility easements across proposed Lots 66, 67, 68 and 103 must be vacated by separate action.
3. McBee Avenue should be renamed E. 32nd Terrace S. Mize Ridge Court is S. Mize Ridge Court.
4. Street addresses will be assigned as follows:
 - E. Eureka Road-** Lot 94 = 21309, Lot 95 = 21315, Lot 96 = 21415 and Lot 97 = 21601
 - E. 32nd Terrace S.-** Lot 54 = 21314, Lot 55 = 21310, Lot 56 = 21306, Lot 57 = 21302, Lot 58 = 21303, Lot 59 = 21307, Lot 60 = 21311 and Lot 61 = 21315
 - S. Meadow Avenue-** Lot = 3200, Lot 63 = 3108, Lot 64 = 3104, Lot 65 = 3100, Lot 66 = 3101, Lot 67 = 3105, Lot 68 = 3109 and Lot 93 = 3201

E. 32nd Street S.- Lot 69 = 21414, Lot 70 = 21418, Lot 71 = 214500, Lot 72 = 21504, Lot 73 = 21508, Lot 74 = 21600, Lot 75 = 21604, Lot 76 = 21608, Lot 77 = 21700, Lot 78 = 21704, Lot 79 = 121708, Lot 80 = 21712, Lot 81 = 71800, Lot 82 = 2180, Lot 83 = 21713, Lot 84 = 21709, Lot 85 = 21705, Lot 86 = 21701

S. Brooke Ridge Court- Lot 98 = 3204, Lot 99 = 3200, Lot 100 = 3108, Lot 101 = 3105, Lot 102 = 3109, Lot 103 = 3101 and Lot 104 = 3205

Note that corner lots have two addresses.

5. Lots 54 and 55 must have landscape screening along their rear property lines in accordance with the Unified Development Ordinance Section 14-503-13. A note shall be included on the Final Plat.
6. There is a stream buffer along the east side of R.D. Mize Road. The plat shows a drainage easement across Lots 54 and 55. This drainage easement may serve as the stream buffer setback as was allowed in Phase 1. The drainage easement must be extended through Lots 56 and 57. The plat must indicate no permanent structures can be placed within the drainage easement. A note indicating the drainage easement is the stream buffer setback must be included on the Final Plat.
7. A copy of revised CC&R's will be recorded.

PROJECT DESCRIPTION & BACKGROUND INFORMATION

PROJECT DESCRIPTION:

This final plat application is in conformance with preliminary plat application that was approved in January of 2022. A new preliminary plat application is being considered concurrently with this application. Below is the project description from the original application:

To restart this development after many years of inactivity, site conditions have forced the developer to create yet another subdivision design modifying the street layout and subsequently reducing the number of lots. Bedrock at a shallow depth and sloping terrain forced the consolidation of multiple lots in the north central part of the site into a single, large lot.

This redesign will now feature 51 total lots (four of which front onto Eureka Road), a reduction from the 74 lots of the previous layout. Two common tracts are planned, one for subdivision's swimming pool and another, between Lots 55 and 56, for utility service connections. Save for the lots which front onto Eureka Road, all lots will be accessed by new internal streets constructed with the project. The minimum lot size is 10,000 square feet with a minimum lot width of 75 feet at the building line.

The existing homes association is controlled by the developer; the covenants and restrictions will be updated with these lots added. Annual dues are collected to maintain the detention basins, entrances, and pay taxes on the common tracts.

ANALYSIS

Storm Water: In conjunction with Phase 1, two detention basins (Tracts A and B) were designed and constructed to detain stormwater for all phases of the project. Underground storm sewers will be extended to serve the new phases of the development.

Street Improvements: Additional right-of-way was dedicated with the first plat in 2003 along the north side of R.D. Mize Road to realign the curve radius so it met engineering standards for the existing speed limit. Street improvements to R.D. Mize Road were intended to be constructed with the second phase of the project as a condition of that plat approval. After the project fell into receivership in the late 2000s, it was acquired by the current developer, who received City approval of a revised Preliminary Plat in 2019. That approval has since expired and is now being reviewed concurrently with this final plat.

As part of this phase, the R.D. Mize Road curve must be improved to provide the minimum radius required for a 35-mph roadway. A sidewalk must also be constructed along the north side of R.D. Mize Road, extending from Brook Ridge Court to the terminus of the existing sidewalk. Staff believes these improvements are necessary to address driver safety, improve sight-distance concerns, and respond to residents' requests for enhanced walkability in the area.

Public Utilities and Sewers: Water and sanitary sewers are available in the existing subdivision and will be extended to service the proposed phases with additional fire hydrants added.

Historic Buildings/Archaeological Sites: There are no apparent historic or archaeological concerns with this property.

Landscaping: Lots 54 and 55 must have landscape screening along their rear property lines in accordance with the Unified Development Ordinance Section 14-503-13. A note shall be included on the Final Plat.

Consistency with *Independence for All*, Strategic Plan: The proposal relates to the Goal "Achieve livability, choice, access, health and safety through a quality, built environment" through building new housing units to fill a market need.

Comprehensive Plan Guiding Land Use Principles: The Imagine Independence 2040 Comprehensive Plan designated this site for 'Existing Residential Development.

Covenants (CC&R's): A copy of revised CC&R's will be recorded.

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

EXHIBITS

1. Application
2. Cover Letter
3. Final Plat
4. Zoning Map
5. Comp Plan Map

Application Type (check all that apply)

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

Project Information and Location

Meadowbrook Subdivision

Project Name

Southeast of Eureka and R.D. Mize Roads

Project Address/Location

Sq. Ft. of Building	Acreage	Number of Lots/Tracts	Steam Buffer (Yes or No)
R-4	29.16	51	Yes
Existing Zoning	Proposed Zoning	Existing Land Use	Proposed Land Use
			single family homes

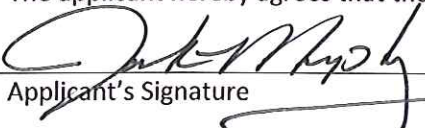
Basic Application Requirements (See the Planning & Zoning Application Guide for additional requirements)

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

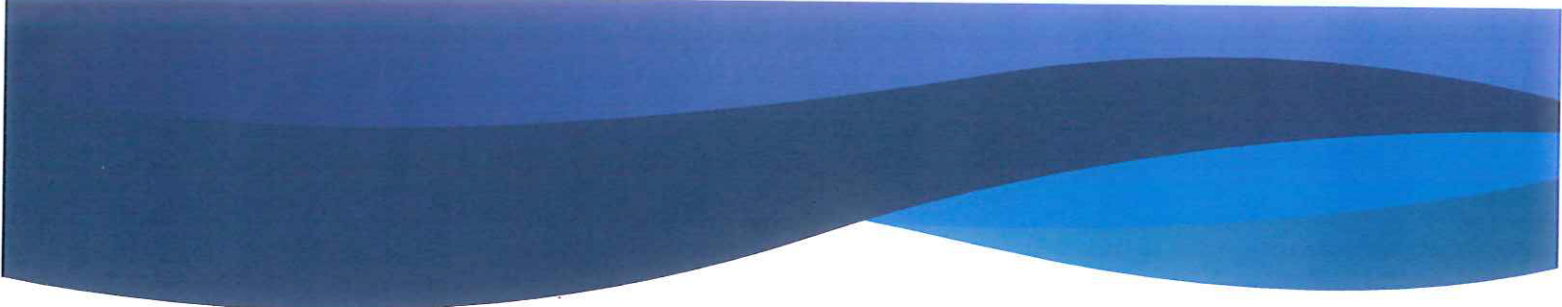
Contact Information

Applicant		Owner	
Jack Murphy	McBee Construction Co	Jesse McBee	Rock Bluff Development
Name	Company	Name	Company
[Redacted]		[Redacted]	
Address		Address	
[Redacted]		[Redacted]	
Phone	Email	Phone	Email
Architect/Engineer/Surveyor/Other: Civil Engineer		Architect/Engineer/Surveyor/Other:	
Robert Walquist	Quist Engineering		
Name	Company	Name	Company
[Redacted]		[Redacted]	
Address		Address	
[Redacted]		[Redacted]	
Phone	Email	Phone	Email

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

 12-11-2024
Applicant's Signature Date


Owner's Signature Date



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

December 6, 2024

Dear Recipient,

Rock Bluff Development, LLC hereby submits the Final Plat for Meadowbrook Subdivision located southeast of Eureka and R.D. Mize roads the second phase in the Meadowbrook subdivision adding lots 54 through 104, a total of 51 lots, making up 29.16 acres of land zoned R-4 for residential use.

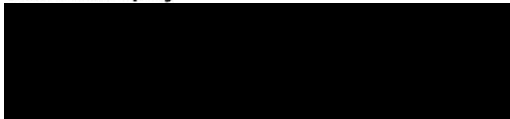
This expansion of the already existing subdivision is to create more lots for single family homes to be built on,

Thank you for your time and assistance with the project. Rock Bluff Development is committed to expanding the subdivision which values the needs of families and surrounding businesses. The future expansion of this development is consistent with the goals, policies, and standards of the City of Independence, in addition to the public health safety, environment, and general welfare of the public. Please direct any further questions or concerns to the provided contact below.

Thank you,



Jack Murphy



**ATTN: City of Independence Planning & Zoning Department
111 E Maple Ave., Independence, MO 64050**

4/13/2026

Dear Recipient,

Rock Bluff Development, LLC here by submits the final Plat for Meadowbrook Subdivision located southeast of Eureka and R.D. roads the second phase in the Meadowbrook subdivision adding Lots 54 through 104, a total of 51 lots, Making up 29.16 acres of Land zone R-4 for residential use.

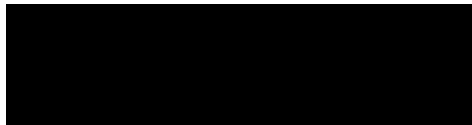
This expansion of the already existing subdivision is to create more lots for single family homes to be built on.

Thank you for your time and assistance with the project. Rock Bluff Development is committed to expanding the subdivision which values the needs of families and surrounding businesses. The future expansion of this development is consistent with the goals, policies, and standards of the City of Independence, in addition to the public health safety, environment, and general welfare of the public. Please direct any further questions or concerns to the provided contact below.

Thank you,

A handwritten signature in black ink that reads "Jack Murphy". The signature is written in a cursive, flowing style.

Jack Murphy



FINAL PLAT
MEADOWBROOK ESTATES - 2ND PLAT
LOTS 54 THRU 104, AND TRACTS I AND J
A PART OF THE S. 1/2,
SECTION 15 TOWNSHIP 49 RANGE 31
INDEPENDENCE, JACKSON COUNTY, MISSOURI



DESCRIPTION:
A TRACT OF LAND SITUATED IN THE SOUTH HALF OF SECTION 15, TOWNSHIP 49 NORTH, RANGE 31 WEST, ALL IN INDEPENDENCE, JACKSON COUNTY, MISSOURI, MORE PARTICULARLY DESCRIBED BY ROGER A. BACKUES, PLS-2134 ON FEBRUARY 6, 2025, AS FOLLOWS:
COMMENCING AT THE NORTHEAST CORNER OF SAID QUARTER SECTION; THENCE NORTH 87 DEGREES 48 MINUTES 49 SECONDS WEST ALONG THE NORTH LINE OF SAID QUARTER SECTION A DISTANCE OF 1,475.29 FEET TO A POINT THAT IS SOUTH 87 DEGREES 48 MINUTES 49 SECONDS EAST A DISTANCE OF 1,173.39 FEET FROM THE NORTHEAST CORNER OF SAID QUARTER SECTION; THENCE SOUTH 02 DEGREES 11 MINUTES 11 SECONDS WEST A DISTANCE OF 25.00 FEET TO THE POINT OF BEGINNING, SAID POINT BEING ON THE SOUTH RIGHT OF WAY LINE OF EUREKA ROAD AND THE NORTHEAST CORNER OF A TRACT OF LAND DESCRIBED IN A MISSOURI WARRANTY DEED RECORDED AS DOCUMENT NO. I-728992, IN BOOK I-1605, AT PAGE 119; THENCE SOUTH 87 DEGREES 48 MINUTES 49 SECONDS EAST ALONG SAID RIGHT OF WAY LINE A DISTANCE OF 144.50 FEET TO THE NORTHWEST CORNER OF A TRACT OF LAND AS DESCRIBED IN MISSOURI WARRANTY DEED RECORDED AS DOCUMENT NO. I-536885, IN BOOK I-1243, AT PAGE 2119; THENCE SOUTH 02 DEGREES 11 MINUTES 11 SECONDS WEST ALONG SAID TRACT A DISTANCE OF 208.72 FEET; THENCE SOUTH 87 DEGREES 48 MINUTES 49 SECONDS EAST ALONG SAID TRACT A DISTANCE OF 208.72 FEET; THENCE NORTH 02 DEGREES 11 MINUTES 11 SECONDS EAST ALONG SAID TRACT A DISTANCE OF 208.72 FEET TO A POINT ON SAID SOUTH RIGHT OF WAY LINE; THENCE SOUTH 87 DEGREES 48 MINUTES 49 SECONDS EAST ALONG SAID RIGHT OF WAY LINE A DISTANCE OF 305.10 FEET; THENCE SOUTH 02 DEGREES 11 MINUTES 11 SECONDS WEST A DISTANCE OF 25.00 FEET TO THE NORTHWESTERLY CORNER OF A TRACT OF LAND DESCRIBED IN MISSOURI WARRANTY DEED RECORDED AS DOCUMENT NO. I-826729, IN BOOK I-1771, AT PAGE 926; THENCE SOUTH 17 DEGREES 18 MINUTES 37 SECONDS WEST ALONG SAID TRACT OF LAND A DISTANCE OF 165.57 FEET (DEED 165.58 FEET); THENCE SOUTHEASTERLY SAID TRACT ON A CURVE TO THE LEFT HAVING A RADIUS OF 115.00 FEET AND AN INITIAL TANGENT BEARING OF SOUTH 04 DEGREES 49 MINUTES 10 SECONDS WEST A DISTANCE OF 188.00 FEET; THENCE SOUTH 71 DEGREES 06 MINUTES 51 SECONDS EAST ALONG SAID TRACT A DISTANCE OF 219.25 FEET; THENCE SOUTH 69 DEGREES 02 MINUTES 09 SECONDS EAST ALONG SAID TRACT A DISTANCE OF 52.81 FEET TO THE NORTHWEST CORNER OF TRACT III, CERTIFICATE OF SURVEY RECORDED IN BOOK T-8, PAGE 48; THENCE SOUTH 15 DEGREES 16 MINUTES 34 SECONDS WEST ALONG THE WEST LINE OF SAID SURVEY A DISTANCE OF 210.47 FEET; THENCE SOUTH 87 DEGREES 48 MINUTES 49 SECONDS EAST ALONG SOUTH LINE OF SAID SURVEY A DISTANCE OF 448.48 FEET; THENCE NORTH 02 DEGREES 21 MINUTES 54 SECONDS EAST ALONG THE EAST LINE OF SAID SURVEY A DISTANCE OF 205.00 FEET; THENCE SOUTH 87 DEGREES 48 MINUTES 49 SECONDS EAST A DISTANCE OF 237.16 FEET TO A POINT ON THE WEST LINE OF TRACT I, CERTIFICATE OF SURVEY RECORDED IN BOOK T-7, PAGE 26; THENCE SOUTH 02 DEGREES 21 MINUTES 54 SECONDS WEST ALONG THE WEST LINE OF SAID SURVEY AND THE WEST LINE OF TRACT A, CERTIFICATE OF SURVEY RECORDED IN BOOK T-10, PAGE 80 A DISTANCE OF 625.46 FEET TO THE NORTHEAST CORNER OF LOT 7, MEADOWBROOK ESTATES FIRST PLAT, A SUBDIVISION IN INDEPENDENCE, JACKSON COUNTY, MISSOURI; THENCE NORTH 87 DEGREES 38 MINUTES 06 SECONDS WEST ALONG THE NORTH LINE OF SAID LOT 7 A DISTANCE OF 189.99 FEET TO A POINT ON THE EAST LINE OF LOT 8 OF SAID SUBDIVISION; THENCE NORTH 02 DEGREES 21 MINUTES 54 SECONDS EAST ALONG THE EAST LINE OF SAID LOT 8 A DISTANCE OF 56.82 FEET TO THE NORTHEAST CORNER OF SAID LOT 8; THENCE ALONG THE NEXT 11 COURSES FOR SAID SUBDIVISION (1) NORTH 87 DEGREES 38 MINUTES 06 SECONDS WEST A DISTANCE OF 550.00 FEET (2) NORTH 84 DEGREES 17 MINUTES 36 SECONDS WEST A DISTANCE OF 130.72 FEET (3) NORTH 74 DEGREES 09 MINUTES 23 SECONDS WEST A DISTANCE OF 479.04 FEET (4) NORTH 66 DEGREES 59 MINUTES 55 SECONDS WEST A DISTANCE OF 201.00 FEET ON A CURVE (5) ALONG A CURVE TO THE LEFT WITH AN INITIAL TANGENT BEARING OF NORTH 26 DEGREES 36 MINUTES 14 SECONDS EAST, A RADIUS OF 475.00 FEET AND A DISTANCE OF 56.75 FEET (6) NORTH 70 DEGREES 14 MINUTES 29 SECONDS WEST A DISTANCE OF 13.35 FEET (7) NORTH 02 DEGREES 11 MINUTES 11 SECONDS EAST A DISTANCE OF 70.13 FEET (8) NORTH 02 DEGREES 21 MINUTES 06 SECONDS WEST A DISTANCE OF 17.00 FEET (9) SOUTH 49 DEGREES 13 MINUTES 11 SECONDS WEST A DISTANCE OF 184.93 FEET TO A POINT ON A CURVE (10) ALONG A CURVE TO THE RIGHT WITH AN INITIAL TANGENT BEARING OF NORTH 40 DEGREES 46 MINUTES 44 SECONDS WEST, A RADIUS OF 225.00 FEET AND A DISTANCE OF 66.70 FEET (11) SOUTH 66 DEGREES 12 MINUTES 22 SECONDS WEST A DISTANCE OF 244.20 FEET TO A POINT ON THE EASTERN RIGHT OF WAY LINE OF R.D. MIZE ROAD; THENCE NORTH 15 DEGREES 28 MINUTES 46 SECONDS WEST ALONG SAID RIGHT OF WAY LINE A DISTANCE OF 280.78 FEET; THENCE NORTH 02 DEGREES 11 MINUTES 11 SECONDS EAST A DISTANCE OF 481.34 FEET TO THE SOUTH RIGHT OF WAY LINE OF EUREKA ROAD; THENCE SOUTH 87 DEGREES 48 MINUTES 49 SECONDS EAST ALONG THE SOUTH RIGHT OF WAY LINE OF EUREKA ROAD A DISTANCE OF 170.00 FEET; THENCE SOUTH 02 DEGREES 11 MINUTES 11 SECONDS WEST A DISTANCE OF 208.71 FEET; THENCE SOUTH 87 DEGREES 48 MINUTES 49 SECONDS EAST A DISTANCE OF 410.71 FEET; THENCE NORTH 02 DEGREES 11 MINUTES 11 SECONDS EAST A DISTANCE OF 208.71 FEET TO THE POINT OF BEGINNING, CONTAINING 29.16 ACRES, MORE OR LESS.

NOTES:
1. THE SUBJECT PROPERTY CONTAINS 29.16 ACRES MORE OR LESS.

RESTRICTED ACCESS:
VEHICULAR ACCESS TO RD MIZE ROAD IS NOT PERMITTED FROM THE FOLLOWING: LOTS 54 AND 55 AND TRACT J.

ACKNOWLEDGEMENT:
ALL PARTIES, HAVING ANY RECORD, TITLE, OR INTEREST IN THE LAND SUBDIVIDED, AND CONSENTED TO THE PREPARATION AND RECORDING OF SAID SUBDIVISION, THE FOLLOWING "MEADOWBROOK ESTATES, 2ND PLAT" DEDICATES OR RESERVING ALL PARCELS OF LAND SHOWN ON THE FINAL PLAT AND INTENDED FOR ANY PUBLIC OR PRIVATE USE INCLUDING EASEMENTS, AND THOSE PARCELS WHICH ARE INTENDED FOR THE EXCLUSIVE USE OF THE LOT OWNERS OF THE SUBDIVISION, THEIR LICENSEES, VISITORS, TENANTS, AND SERVANTS.

IN WITNESS WHEREOF, ROCK BLUFF DEVELOPMENT, LLC HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS MEMBER THIS ____ DAY OF _____, 202__.

MEMBER -

STATE OF MISSOURI)
COUNTY OF JACKSON)

SEAL

NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE
MY COMMISSION EXPIRES _____

LEGEND
R - RADIUS
L - ARC LENGTH
U/E - UTILITY EASEMENT
L/E - LANDSCAPE EASEMENT
D/E - DRAINAGE EASEMENT
W/E - WATER EASEMENT
S/E - SEWER EASEMENT
B/L - BUILDING LINE
C/L - CENTERLINE
R/W - RIGHT OF WAY
ITB - INITIAL TANGENT BEARING
● - SET 1/2" REBAR AND CAP
○ - FOUND MONUMENT (AS NOTED)

SET 1/2" REBAR AND CAP
@ ALL REAR LOT CORNERS
RLS-2134, MO.
RLS-1069, KS.

CURB NOTCHES ARE ON AN
EXTENSION OF THE SIDE LOT
LINES.

MONUMENTATION WILL BE
COMPLETED WITHIN 6 MONTHS
AFTER COMPLETION OF ALL
STREETS AND UTILITIES.

TRACT NOTE:
TRACTS I AND J ARE TO BE USED FOR PRIVATE OPEN SPACE, STORM WATER DETENTION AND LANDSCAPING, AND SHALL BE MAINTAINED BY THE OWNERS OF LOTS, TRACTS, AND PARCELS SHOWN WITHIN THIS PLAT PURSUANT TO THE DECLARATION OF COVENANTS AND RESTRICTIONS RECORDED SIMULTANEOUSLY WITH THIS PLAT.

FLOOD STATEMENT:
THE SUBJECT PROPERTY LIES IN AN AREA LABELED ZONE "X" (AREAS DETERMINED TO BE OUTSIDE OF THE 500-YEAR FLOOD PLAIN) AS DETERMINED BY THE FEMA FLOOD INSURANCE RATE MAP NUMBER 29055C0312G, WITH AN EFFECTIVE DATE OF JANUARY 20, 2017.

PLAT DEDICATION:
THE UNDERSIGNED PROPRIETORS OF THE ABOVE DESCRIBED TRACT OF LAND HAS CAUSED THE SAME TO BE SUBDIVIDED IN THE MANNER SHOWN ON THE ACCOMPANYING PLAT, WHICH SUBDIVISION SHALL BE HEREAFTER KNOWN AS "MEADOWBROOK ESTATES, 2ND PLAT".

BUILDING LINES:
BUILDING LINES OR SETBACK LINES WILL BE ESTABLISHED BY THE DEVELOPMENT PLAN AND NO BUILDING OR PORTION THEREOF SHALL BE BUILT BETWEEN THIS LINE AND THE LOT LINE NEAREST THERETO.

EASEMENT DEDICATION:
AN EASEMENT OR LICENSE IS HEREBY GRANTED TO THE CITY OF INDEPENDENCE, MISSOURI, TO LOCATE, CONSTRUCT, AND MAINTAIN OR TO AUTHORIZE THE LOCATION, CONSTRUCTION AND MAINTENANCE AND USE OF CONDUITS FOR ALL OR ANY PURPOSE, WATER, GAS, SEWER MAINS, POLES AND WIRES TO ALL OR ANY OF THEM OVER, UNDER AND ALONG THE STRIPS MARKED "UTILITY EASEMENT" (U/E) OR WITHIN ANY STREET OR THOROUGHFARE DEDICATED TO PUBLIC USE ON THIS PLAT.

STREET DEDICATION:
THE LOTS SHOWN HEREON AND NOT HERETOFORE DEDICATED FOR PUBLIC USE AS STREET RIGHT-OF-WAY ARE HEREBY DEDICATED.

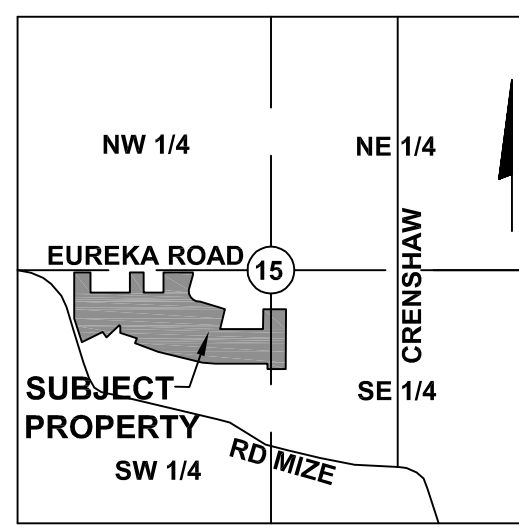
ACKNOWLEDGEMENT:
THIS CERTIFIES THAT THE PLAT OF "MEADOWBROOK ESTATES, 2ND PLAT" WAS SUBMITTED TO AND DULY APPROVED BY THE CITY OF INDEPENDENCE, MISSOURI THIS ____ DAY OF _____, 202__, BY ORDINANCE NO. _____.

CITY OF INDEPENDENCE, MISSOURI APPROVALS:
STREET LOCATIONS AND LOT DIMENSIONS APPROVED

_____, CITY ENGINEER _____ DATE _____
_____, DIRECTOR OF COMMUNITY DEVELOPMENT _____ DATE _____
JACKSON COUNTY ASSESSOR'S OFFICE:
_____, JACKSON COUNTY ASSESSOR _____ DATE _____

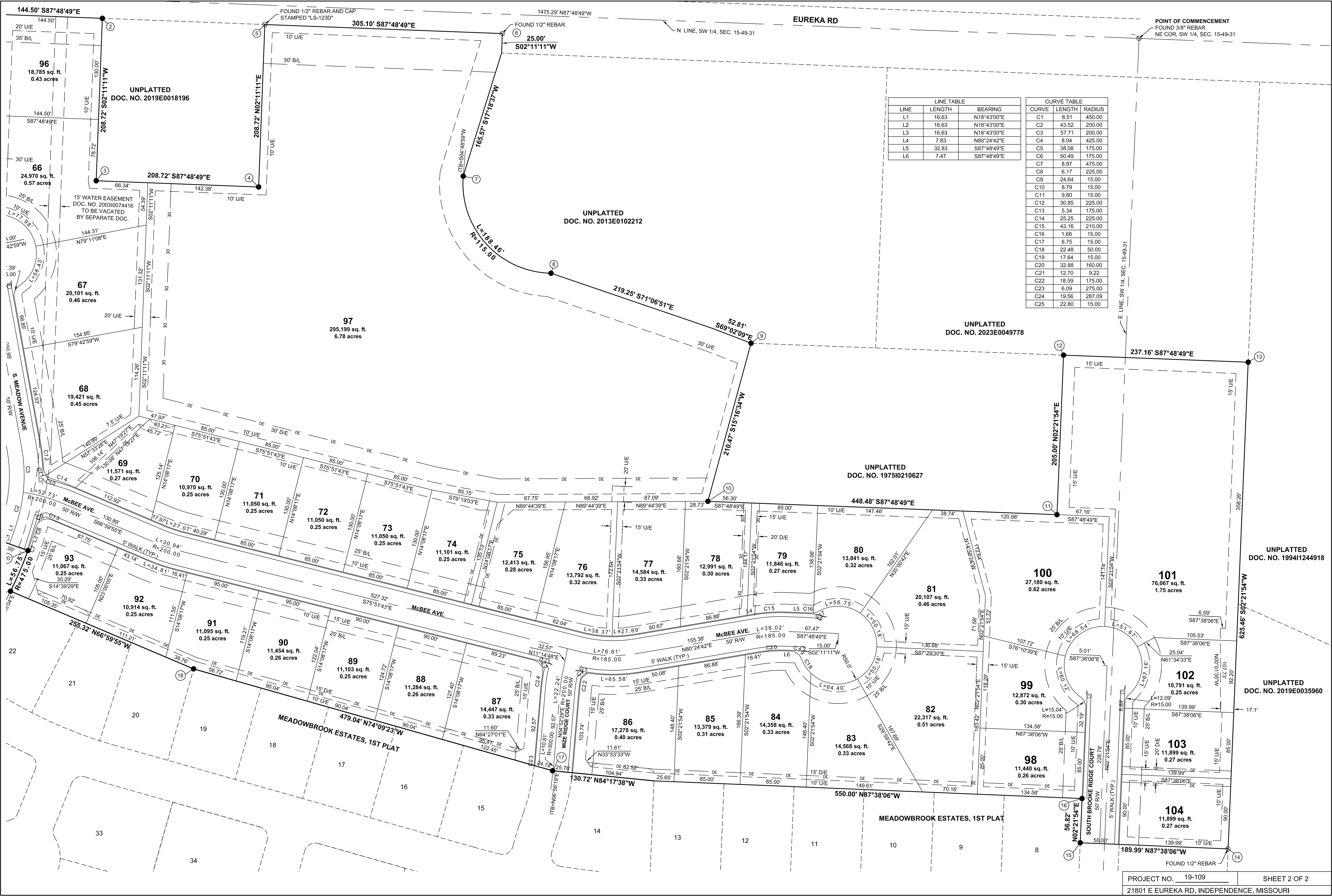
I HEREBY CERTIFY: THAT THE WITHIN PLAT OF "MEADOWBROOK ESTATES, 2ND PLAT" SUBDIVISION IS BASED ON AN ACTUAL SURVEY MEETS OR EXCEEDS THE CURRENT MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS AS ADOPTED BY THE MISSOURI BOARD OF ARCHITECTS, PROFESSIONAL ENGINEERS AND LAND SURVEYORS OF THE STATE OF MISSOURI. I FURTHER CERTIFY THAT THE BEARINGS SHOWN ON THIS PLAT ARE BASED ON NAD83 MISSOURI WEST ZONE (U.S. SURVEY FEET) THAT THE SECTION AND SECTIONAL SUBDIVISION CORNER MONUMENTS AND SURVEY BOUNDARY CORNER MONUMENTS WERE EITHER FOUND OR SET AS INDICATED ON THIS PLAT; THAT I HAVE COMPLIED WITH ALL STATE AND BELTON STATUTES, ORDINANCES AND REGULATIONS GOVERNING THE PRACTICE OF SURVEYING AND THE PLATTING OF SUBDIVISION TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF.
SURVEYOR: ROGER A. BACKUES, PLS. MO. NO. 2134

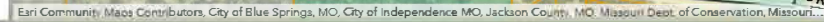
MEADOWBROOK ESTATES - 2ND PLAT INDEPENDENCE, JACKSON COUNTY, MISSOURI	
BOUNDARY & CONSTRUCTION SURVEYING, INC.	
821 NE COLUMBUS STREET SUITE 100, LEE'S SUMMIT, MO. 64063 PH.# 816/554-9798, FAX # 816/554-0337	
DATE: FEBRUARY 6, 2025	PROJECT NO. 19-109
DEVELOPER	SHEET 1 OF 2
ROCK BLUFF DEVELOPMENT LLC 1203 E US HIGHWAY 24 INDEPENDENCE, MO 64050	
21801 E EUREKA RD, INDEPENDENCE, MISSOURI	



LOCATION MAP
SCALE=1"=2000'
SECTION 15
TOWNSHIP 49 RANGE 31

STATE PLANE COORDINATES				
1 321303.615	7 321240.171	13 321167.370	19 321077.746	25 321117.206
2 865030.180	8 865215.367	14 865222.474	20 865036.262	26 864937.042
3 321301.935	9 321202.183	15 320976.910	21 321093.637	27 321087.179
4 865074.188	10 865249.728	16 865514.608	22 865045.066	28 864868.942
5 321238.368	11 321174.796	17 320979.300	23 321112.531	29 321163.775
6 865071.761	12 865327.982	18 865456.753	24 864992.464	30 864847.730
7 321235.942	13 321112.917	19 320996.602	25 321133.890	31 321310.367
8 865135.327	14 865311.082	20 865457.468	26 864993.280	32 864853.326
9 321299.508	15 321107.703	21 321007.481	27 321336.897	33 321308.390
10 865137.754	16 865447.667	22 865250.342	28 864980.539	34 864905.095
11 321295.960	17 321170.128	23 321047.340	29 321100.083	35 321244.827
12 865230.673	18 865450.245	24 865109.890	30 864902.672	31 321240.052
1 METER = 3.28083333'	KC METRO CONTROL STATION JA-150 WAS USED TO CREATE THE COORDINATES AS SHOWN (#) AND IS BASED ON "MISSOURI COORDINATE SYSTEM OF 1983, WEST ZONE" USING A COMBINED GRID FACTOR OF 0.9999120.			





Comp Plan Map

Case #	26-320-01
Applicant:	McBee Custom Homes LLC
Address:	SE of Eureka and RD Mize Road

INDEPENDENCE
★ COMMUNITY DEVELOPMENT ★

Earl Community Maps Contributors: City of Blue Springs, MO; City of Independence, MO; Jackson County, MO; Missouri Dept. of Conservation, Missouri.

MEETING DATE: June 9, 2026

STAFF: Brian L. Harker, Planner

PROJECT NAME: Jackson Place – 1st Plat

CASE NUMBER/REQUEST: **Case 26-320-02 - Final Plat – Jackson Place, First Plat** – A request to approve a final plat generally located west of Jackson Drive and south of R.D. Mize Road.

APPLICANT/OWNER: James Pollard

PROPERTY LOCATION: Southwest Corner of Jackson Drive and R.D. Mize Road

SURROUNDING ZONING/LAND USE:

North: C-2 (General Commercial)...undeveloped lot
East: R-6 (Single-Family Residential)...single-family houses
C-3 (Service Commercial)...undeveloped wooded tract
South: R-6 (Single-Family Residential)...undeveloped tract
West: R-30/PUD (High Density Residential/Planned Unit Development)...developing subdivisions

FURTHER ACTION:

Following action by the Planning Commission, this application is scheduled for first reading by the City Council on July 6, 2026 and the second reading on July 20, 2026.

RECOMMENDATION

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

1. The directionals for the streets on the plat should read, “E. 32nd Terrace S. and S. Glenview Court.”
2. Include the 5-foot-wide sidewalks on the east and south sides of the rights-of-way as indicated on the Preliminary Plat.
3. A copy of the CC&Rs shall be recorded, which outlines the creation of a Homeowners Association and includes the maintenance requirements for the buffer fence and required landscaping.
4. A buffer fence and associated landscaping shall be provided in the rear yards of the lots abutting the Jackson Drive rights-of-way. Responsibility and descriptions of the buffer fence and plantings shall be described in the CC&Rs required to be recorded with the first Final Plat. Further, these improvements will be indicated on each lot’s plot plan. Recorded deed restrictions or other type of guarantees will be necessary to prevent the required buffer fence from being removed.

5. The development shall meet the parking requirements of City Code Section 14-501-05 while not obstructing sidewalks. Paved area of front and side yards shall meet City Code Section 14-501-10-B.
6. The development entrances shall meet minimum sight-distance requirements.
7. Lots encroaching on the flood plain shall require development flood plain permits and compliance with City of Independence FEMA regulations.

PROJECT DESCRIPTION & BACKGROUND INFORMATION

PROJECT DESCRIPTION: A request by James Pollard for Preliminary Plat approval of Jackson Place located at S. Jackson Drive and E. R.D. Mize Road'

Current Zoning: C-2 (General Commercial) and R-12 (Two-Family Residential)

Current Use: Vacant tracts

PROPOSAL:

This Final Plat includes one commercial lot at the corner of R.D. Mize Road and Jackson Drive and 24 duplex lots along with 3 common area tracts. Each residential unit will have a sprinkler system and there will be a homeowners association established which will maintain the yards and common areas. The townhomes will be offered for sale and priced at approximately \$450,000 and \$225,000 per side.

PHYSICAL CHARACTERISTICS OF PROPERTY:

The proposed development has a fairly flat topography. The existing narrow tracts located northwest and southeast of an "S" curve in Jackson Drive will contain two, dead-end streets ending in cul-de-sacs. This Final Plat will be the portion northwest of Jackson Drive. Duplexes with two and four car driveways will line those streets. The commercial lot abuts R.D. Mize Road. Buffer fencing and landscaping will provide screening from the rights-of-way.

CHARACTERISTICS OF THE AREA:

To the east of the properties, across Jackson Drive, set single-family houses on R-6 (Single-Family Residential) zoned lots. The multiple-family development to the west, Arabella, has been largely completed. To the north and northeast are undeveloped tracts and a wooded lot zoned C-2 (General Commercial) and C-3 (Service Commercial). Undeveloped woodland lies along the railroad tracks to the south and is zoned R-6 as well.

ANALYSIS

Historic and Archeological Sites:

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

Public Utilities:

All utility services are adjacent to right-of-way or nearby. There are water and electric mains in the new development to the west and in R.D. Mize Road and Jackson Drive rights-of-way. There are sanitary mains in the new development to the west, in the R.D. Mize Road right-of-way and along the creek, south of the southern tract (the second plat).

Floodplain/Stream Buffer:

Portions of this first plat, along the stream crossing are in a federally designated floodplain.

There is a second-order stream located within the tract. Second-order streams shall have a minimum average buffer width of 105-feet on each side, with streamside zone of 35-feet, a middle zone of 45-feet, and an outer zone of 25-feet.

Elevations:

The applicant's application indicates two styles of duplex, one to be used with the first plat and another with the second plat.

Driveways and Sidewalks:

Each duplex unit will have one garage, but each duplex structure will either have a two or four-car wide driveway creating as many as five parking spaces per unit on the side of the two street segments not having sidewalks and three parking spaces for some units on the sides that will have sidewalks. This will help to keep street parking at a minimum.

Streets and Access:

The first plat will be accessed by a right-of-way that intersects Jackson Drive at a right angle, aligning with the existing break in the median located near the midpoint of the "S" curve. Jackson Drive will also be accessed via 33rd Terrace South. The placement of the duplex on Lot 13 may create sight-distance concerns if not properly situated. All development entrances must meet minimum sight-distance requirements prior to the recording of the Final Plat.

Landscaping:

An opaque buffer fence and associated landscaping will be provided in the rear yards of the lots abutting the Jackson Drive rights-of-way. Responsibility and descriptions of the buffer fence and plantings shall be described in the CC&Rs required to be recorded with the Final Plat. Further, these improvements will be indicated on each lot's plot plan.

Covenants (CC&R's):

A copy of the CC&R's will be recorded with the First Final Plat.

CIP Investments:

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

EXHIBITS

1. Application
2. Final Plat
3. Duplex One Design

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

Jackson Place, First Plat

Project Name

Jackson Drive at R.D.Mize Drive

Project Address/Location

3300/Duplex	10.7 (Lots & Tracts)	25/3	Yes
Sq. Ft. of Building	Acreage	Number of Lots/Tracts	Steam Buffer (Yes or No)
C-2 and R-12	C-2 & R-12	Vacant	MF Duplexes
Existing Zoning	Proposed Zoning	Existing Land Use	Proposed Land Use

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

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

Contact Information

Applicant

Jim Pollard N/A

Name	Company
[Redacted]	
Address	
[Redacted]	
Phone	Email

Architect/Engineer/Surveyor/Other:

Kevin Sterrett Hg Consult, Inc.

Name	Company
[Redacted]	
Address	
[Redacted]	
Phone	Email

Owner

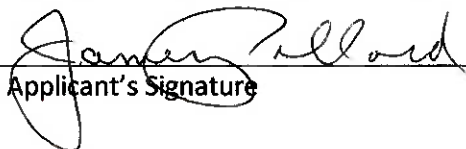
Same As Applicant

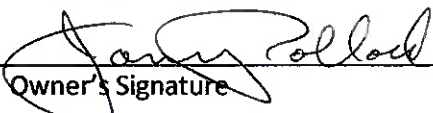
Name	Company
Address	
[Redacted]	
Phone	Email

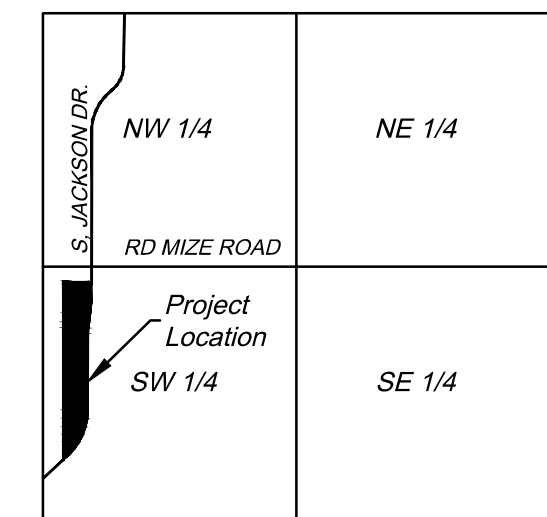
Architect/Engineer/Surveyor/Other:

Name	Company
Address	
[Redacted]	
Phone	Email

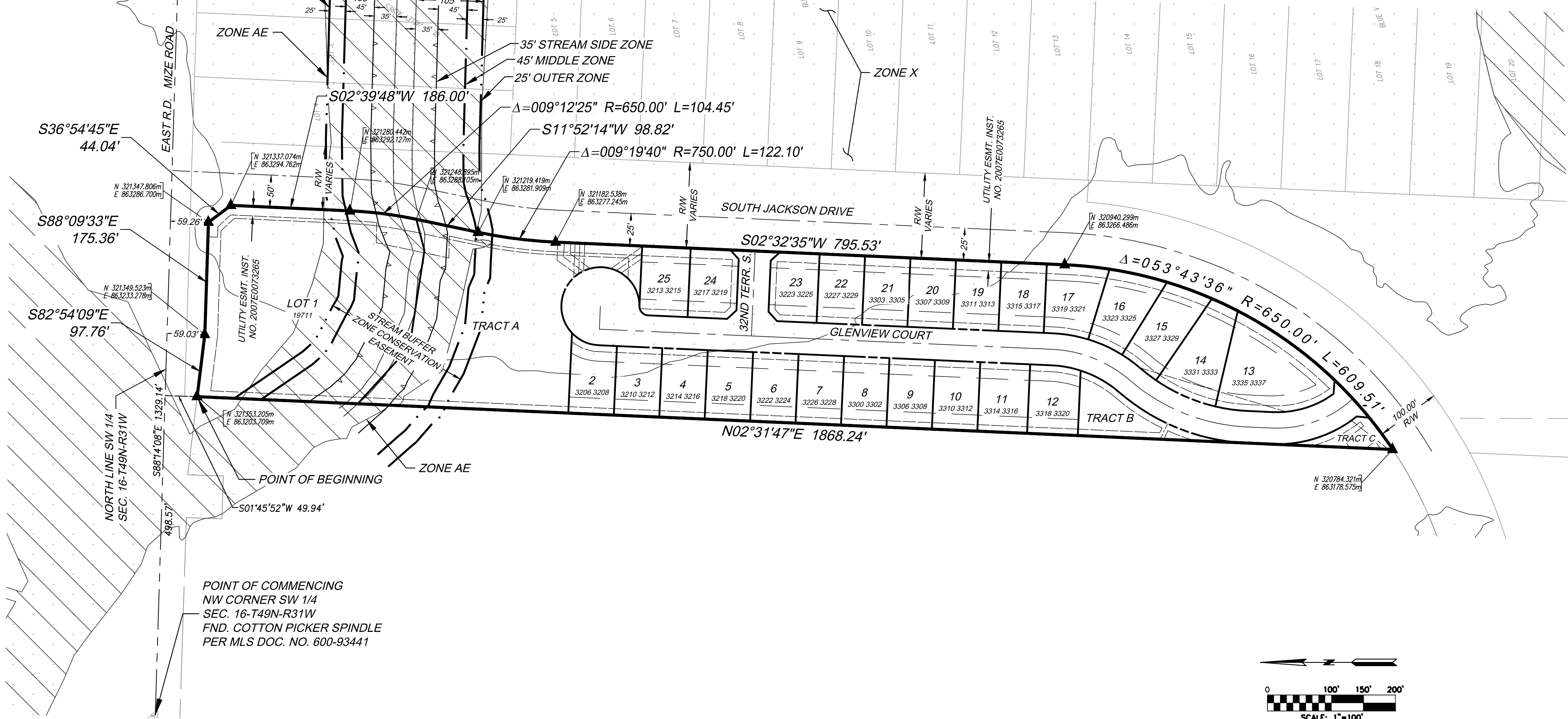
The applicant hereby agrees that the information provided above is accurate.

 4/15/26
Applicant's Signature Date

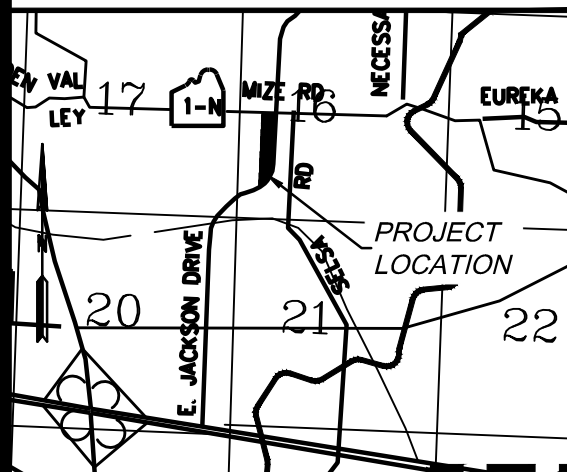
 4/15/26
Owner's Signature Date



LOCATION MAP
SECTION 16-T49N-R31W
Scale 1" = 2000'



KEY:
m = MEASURED
p = PLATTED
I.T.B = INITIAL TANGENT BEARING
▲ INDICATES MONUMENT FOUND
▲ INDICATES SET 1/2" IRON BAR W/CAP



VICINITY MAP
NOT TO SCALE

STREETS: THE STREETS SHOWN ON THIS PLAT AND NOT HERETOFORE DEDICATED TO PUBLIC USE ARE HEREBY SO DEDICATED.

BUILDING LINES: BUILDING LINES OR SETBACK LINES ARE HEREBY ESTABLISHED AS SHOWN ON THE ACCOMPANYING PLAT AND NO BUILDING OR PORTION THEREOF SHALL BE CONSTRUCTED BETWEEN THIS LINE AND THE STREET RIGHT-OF-WAY LINE.

EASEMENTS: AN EASEMENT OR LICENSE IS HEREBY GRANTED TO THE CITY INDEPENDENCE, MISSOURI, TO LOCATE, CONSTRUCT AND MAINTAIN, OR TO AUTHORIZE THE LOCATION, CONSTRUCTION AND MAINTENANCE OF POLES, WIRES, ANCHORS, CONDUITS, AND / OR STRUCTURES FOR WATER, GAS, SANITARY SEWER, STORM SEWER, ELECTRICITY, TELEPHONE, CABLE TELEVISION, OR ANY OTHER NECESSARY PUBLIC UTILITY OR SERVICES, ANY OR ALL OF THEM, UPON, OVER, OR UNDER THOSE AREAS OUTLINED OR DESIGNATED UPON THIS PLAT AS UTILITY EASEMENTS (U/E), SANITARY SEWER EASEMENTS (SSE) OR STORM DRAINAGE EASEMENTS (SDE), OR WITHIN ANY STREET OR THOROUGHFARE DEDICATED TO PUBLIC USE ON THIS PLAT.

GRANTOR, ON BEHALF OF HIMSELF, HIS HEIRS, HIS ASSIGNS AND SUCCESSORS IN INTEREST, HEREBY WAIVES, TO THE FULLEST EXTENT ALLOWED BY LAW, INCLUDING, WITHOUT LIMITATION, SECTION 527.188, RSMO. (2006), ANY RIGHT TO REQUEST RESTORATION OF RIGHTS PREVIOUSLY TRANSFERRED AND VACATION OF THE EASEMENT HEREIN GRANTED.

STORM DRAINAGE: INDIVIDUAL LOT OWNERS SHALL NOT CHANGE OR OBSTRUCT THE FLOW PATH ON LOTS, UNLESS SPECIFIC APPLICATION IS MADE AND APPROVED BY THE CITY ENGINEER.

MISSOURI STATE PLANE COORDINATES:
MISSOURI STATE PLANE COORDINATES, WERE OBTAINED USING
KC METRO CONTROL MONUMENT, JA-43 MONUMENT
COORDINATES = N 307528.309 M
E 860514.793 M
GRID FACTOR 0.9998981

JACKSON PLACE - 1ST PLAT

LOTS 1 THRU 25 & TRACTS A, B & C

A PART OF THE WEST 1/2, SW 1/4, SECTION 16, T49N, R31W

IN THE CITY OF INDEPENDENCE, JACKSON COUNTY, MISSOURI

- NOTES:**
- ▲ DENOTES FOUND MONUMENTATION AS NOTED.
 - ▲ DENOTES 1/2" IRON BAR WITH PLASTIC CAP LS-2469 SET THIS PLAT.
 - ALL MONUMENTATION TO BE SET WITHIN 3 MONTHS OF THE RECORDING OF THIS PLAT.
 - THIS SURVEY MEETS OR EXCEEDS THE ACCURACY STANDARDS OF AN "URBAN PROPERTY" SURVEY.
 - PROPERTY INFORMATION SHOWN HEREON (RECORD DESCRIPTIONS, EASEMENTS, ETC.) WERE PROVIDED BY FIRST AMERICAN TITLE INSURANCE COMPANY BY COMMITMENT FILE NO. 1595739, WITH A COMMITMENT DATE OF SEPTEMBER 20, 2021 AT 8:00 A.M..
 - THE APPROVED DWELLING SIZE CLASSIFICATION FOR THIS PLAT IS: CLASS E 1,400 S.F.
 - ACCORDING TO F.E.M.A. FLOOD INSURANCE RATE MAP NUMBER 28085C0344G, REVISED JANUARY 20, 2017, THIS TRACT GRAPHICALLY LIES IN OTHER AREAS, ZONE X, DEFINED AS AREAS DETERMINED TO BE OUTSIDE OF 0.2% ANNUAL CHANCE FLOODPLAIN.
 - THERE ARE NO OIL OR GAS WELLS ON THE SUBJECT PROPERTY AS OF MAY 1, 2023 AS SHOWN BY THE MISSOURI GEOLOGICAL SURVEY GEOSTRAT (GEOSCIENCES TECHNICAL RESOURCE ASSESSMENT TOOL).
 - THERE SHALL BE NO CLEARING, GRADING, CONSTRUCTION OR DISTURBANCE OF VEGETATION INSIDE THE STREAM BUFFER ZONES. ANY STREAM BUFFER SHOWN HEREON IS SUBJECT TO CONSERVATION EASEMENTS THAT RESTRICT DISTURBANCE AND USE OF THESE AREAS.

SURVEYORS' CERTIFICATION:

I HEREBY CERTIFY THAT THE WITHIN PLAT OF JACKSON PLACE - 1ST PLAT, LOTS 1 THRU 25 & TRACTS A, B & C IS BASED ON AN ACTUAL SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION AND THAT SAID SURVEY MEETS OR EXCEEDS THE CURRENT MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS AS ADOPTED BY THE MISSOURI BOARD FOR ARCHITECTS, PROFESSIONAL ENGINEERS, AND LAND SURVEYORS AND THE MISSOURI DEPARTMENT OF NATURAL RESOURCES. I FURTHER CERTIFY THAT THE SECTION AND SECTIONAL SUBDIVISION CORNER MONUMENTS AND SURVEY BOUNDARY CORNER MONUMENTS WERE EITHER FOUND OR SET AS INDICATED ON THIS PLAT; THAT I HAVE COMPLIED WITH ALL STATE AND CITY OF INDEPENDENCE STATUTES, ORDINANCES AND REGULATIONS GOVERNING THE PRACTICE OF SURVEYING AND PLATTING OF SUBDIVISIONS TO THE BEST OF MY KNOWLEDGE AND BELIEF.

R. KEVIN STERRETT, MO LS-2469 DATE

PROPERTY DESCRIPTION:
All that part of the West Half of the Southwest Quarter of Section 16 Township 49 North, Range 31 West, in the City of Independence, Jackson County, Missouri, more particularly described by R. Kevin Sterrett, Mo. PLS #2469 of Hg Consult, Inc. as follows:

Commencing at the Northwest corner of the Southwest Quarter of said Section 16; thence South 88 degrees 14 minutes 08 seconds East, along the North line of said Southwest Quarter, a distance of 498.57 feet; thence South 01 degrees 45 minutes 52 seconds West, a distance of 49.94 feet to the South right-of-way line of East R. D. Mize Road, as now established and to the POINT OF BEGINNING; thence South 82 Degrees 54 minutes 09 seconds East, along said South right-of-way line, a distance of 97.76 feet; thence South 88 degrees 09 minutes 33 seconds East, continuing along said South right-of-way line, a distance of 175.36 feet; thence South 36 degrees 54 minutes 45 seconds East, continuing along said South right-of-way line, a distance of 44.04 feet to the West right-of-way line of South Jackson Drive, as now established; thence South 02 degrees 39 minutes 48 seconds West, along the West right-of-way line of said South Jackson Drive, a distance of 186.00 feet to a point of curvature; thence Southerly, continuing along said West right-of-way line and along a curve to the right, having a radius of 650.00 feet and a central angle of 009 degrees 12 minutes 25 seconds, an arc distance of 104.45 feet to a point of tangency; thence South 11 degrees 52 minutes 14 seconds West, continuing along said West right-of-way line, a distance of 98.82 feet to a point of curvature; thence Southerly, continuing along said West right-of-way line and along a curve to the left, having a radius of 750.00 feet and a central angle of 009 degrees 19 minutes 40 seconds, an arc distance of 122.10 feet to a point of tangency; thence South 02 degrees 32 minutes 35 seconds West, continuing along said West right-of-way line, a distance of 795.53 feet to a point of curvature; thence Southerly and Southwesterly, continuing along said West right-of-way line and along a curve to the right, having a radius of 650.00 feet and a central angle of 053 degrees 43 minutes 36 seconds, an arc distance of 609.51 feet; thence North 02 degrees 31 minutes 47 seconds East, a distance of 1868.24 feet to the POINT OF BEGINNING. Containing 463,624 square feet or 10.689 acres, more or less.

DEDICATION: THE UNDERSIGNED OWNER(S) OF THE PROPERTY DESCRIBED HEREIN HAS/HAVE CAUSED THE SAME TO BE SUBDIVIDED IN THE MANNER SHOWN ON THIS PLAT AND THE PROPERTY SHALL HEREAFTER BE KNOWN AS "JACKSON PLACE - 1ST PLAT".

IN TESTIMONY WHEREOF, THE UNDERSIGNED OWNERS HAVE HEREUNTO SET THEIR HANDS THIS _____ DAY OF _____, 20____.

JAMES W. POLLARD

STATE OF MISSOURI)
COUNTY OF JACKSON) SS:
ON THIS _____ DAY OF _____, 20____, BEFORE ME PERSONALLY APPEARED THE ABOVE PERSON(S), TO ME KNOWN TO BE THE PERSON(S) DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THAT THEY EXECUTED THE SAME AS THEIR FREE ACT AND DEED.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY NOTARIAL SEAL AT MY OFFICE IN SAID COUNTY AND STATE THE DATE AND YEAR LAST WRITTEN ABOVE.

NOTARY PUBLIC MY COMMISSION EXPIRES:

ACKNOWLEDGEMENTS:

THIS CERTIFIES THAT THE WITHIN PLAT OF "JACKSON PLACE - 1ST PLAT" INCLUDING EASEMENTS AND RIGHTS-OF-WAY WAS SUBMITTED AND APPROVED BY THE CITY COUNCIL AND MAYOR OF THE CITY OF INDEPENDENCE, MISSOURI PURSUANT TO ORDINANCE NO. _____.

TOM SCANNELL, DIRECTOR OF COMMUNITY AND ECONOMIC DEVELOPMENT DATE

SUSANNE HOLLAND, CITY CLERK DATE

ALEXANDER LOPEZ, CITY ENGINEER DATE

APPROVED BY JACKSON COUNTY ASSESSOR'S OFFICE:

JACKSON COUNTY ASSESSMENT DEPARTMENT DATE

PLAT PREPARED FOR:
JIM POLLARD
3030 S. CRENSHAW ROAD
INDEPENDENCE, MISSOURI 64057

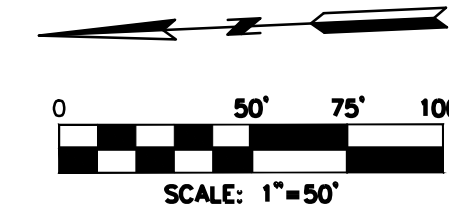
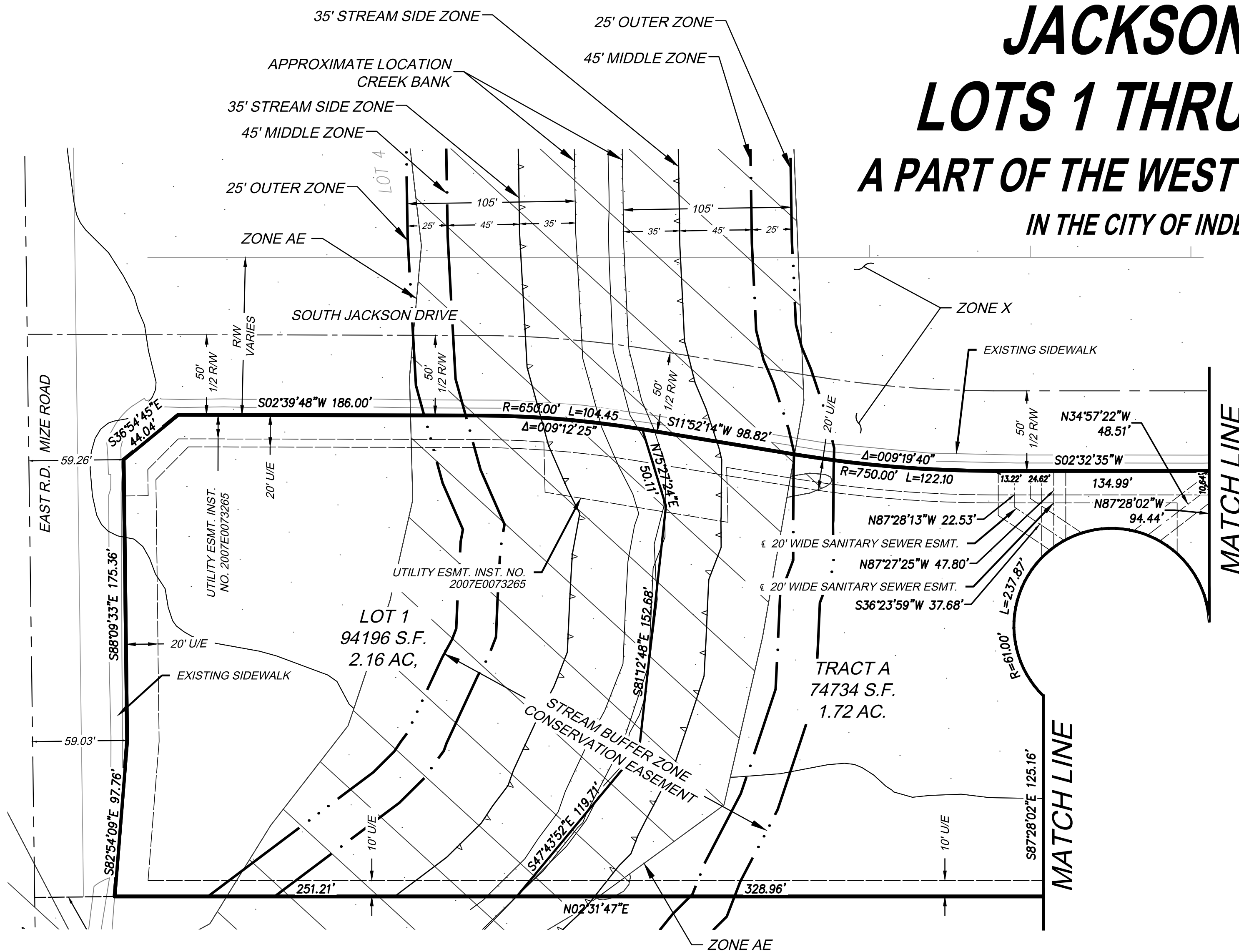
SHEET 1 OF 2
PROJECT NO. - 23.072
REVISED: 05/22/2026
PREPARED: 04/10/2026
PREPARED BY: SPW

Hg Consult Inc
engineers planners
1533 Locust Street, Kansas City, Missouri 64108
CORPORATE LICENSE No. E201000573 (MO.) / E-1736 (KS.) / LS 2019005467

JACKSON PLACE - 1ST PLAT

LOTS 1 THRU 25 & TRACTS A, B & C

A PART OF THE WEST 1/2, SW 1/4, SECTION 16, T49N, R31W
IN THE CITY OF INDEPENDENCE, JACKSON COUNTY, MISSOURI



SURVEYORS' CERTIFICATION:

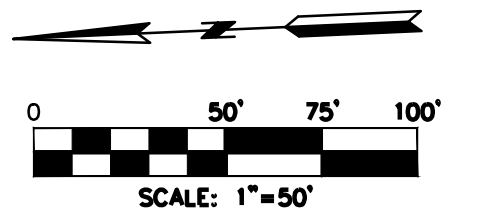
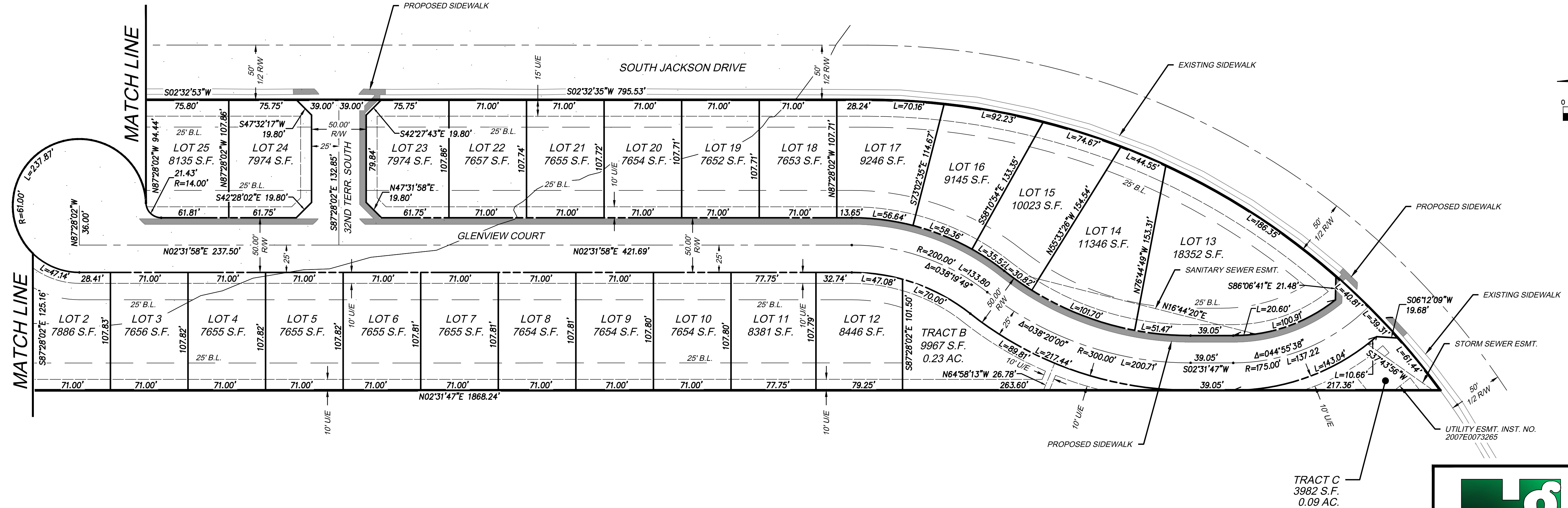
I HEREBY CERTIFY THAT THE WITHIN PLAT OF JACKSON PLACE - 1ST PLAT, LOTS 1 THRU 25 & TRACTS A, B & C IS BASED ON AN ACTUAL SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION AND THAT SAID SURVEY MEETS OR EXCEEDS THE CURRENT MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS AS ADOPTED BY THE MISSOURI BOARD FOR ARCHITECTS, PROFESSIONAL ENGINEERS, AND LAND SURVEYORS AND THE MISSOURI DEPARTMENT OF NATURAL RESOURCES. I FURTHER CERTIFY THAT THE SECTION AND SECTIONAL SUBDIVISION CORNER MONUMENTS AND SURVEY BOUNDARY CORNER MONUMENTS WERE EITHER FOUND OR SET AS INDICATED ON THIS PLAT; THAT I HAVE COMPLIED WITH ALL STATE AND CITY OF INDEPENDENCE STATUTES, ORDINANCES AND REGULATIONS GOVERNING THE PRACTICE OF SURVEYING AND PLATTING OF SUBDIVISIONS TO THE BEST OF MY KNOWLEDGE AND BELIEF.

R. KEVIN STERRETT, MO LS-2469

DATE

NOTE:

- Lot 1 zoned C-2.
- Tract A, B & C are to be used for open space, utility easement & storm water detention.
- 25' B.L. = 25' Building Setback Line.



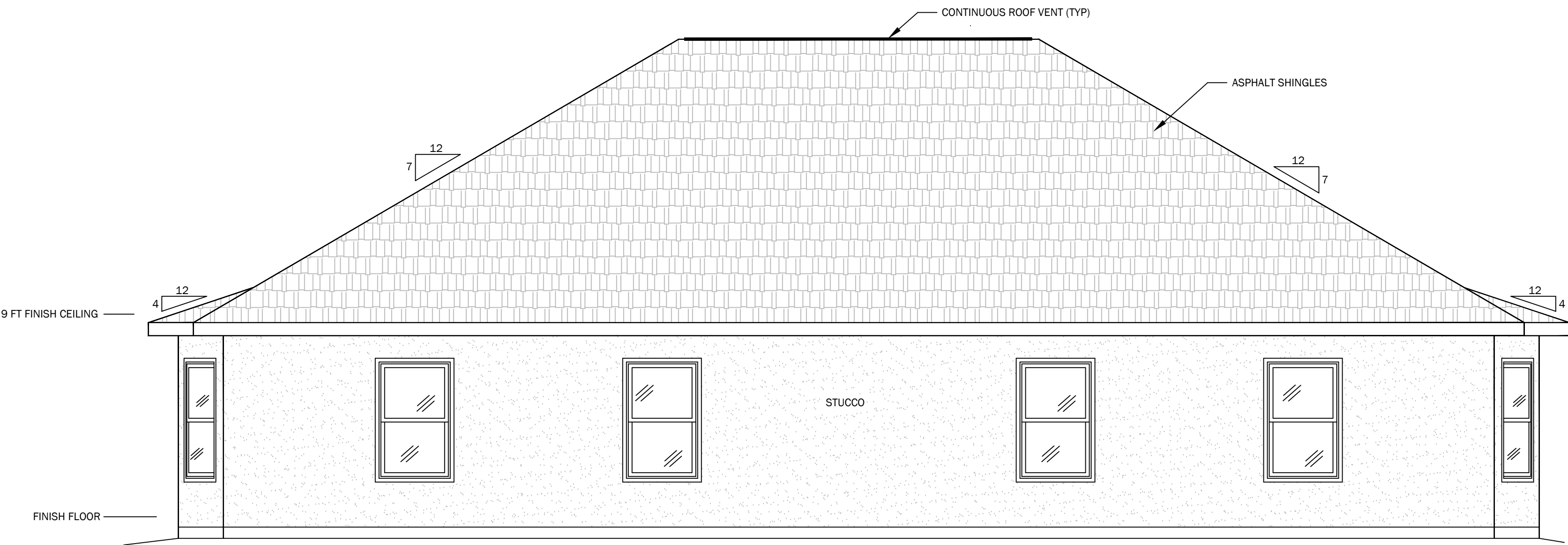
TRACT C
3982 S.F.
0.09 AC.

PLAT PREPARED FOR:
JIM POLLARD
3030 S. CRENSHAW ROAD
INDEPENDENCE, MISSOURI 64057

SHEET 2 OF 2
PROJECT NO.: 23.072
REVISED: 05/22/2026
PREPARED: 04/10/2026
PREPARED BY: SPW

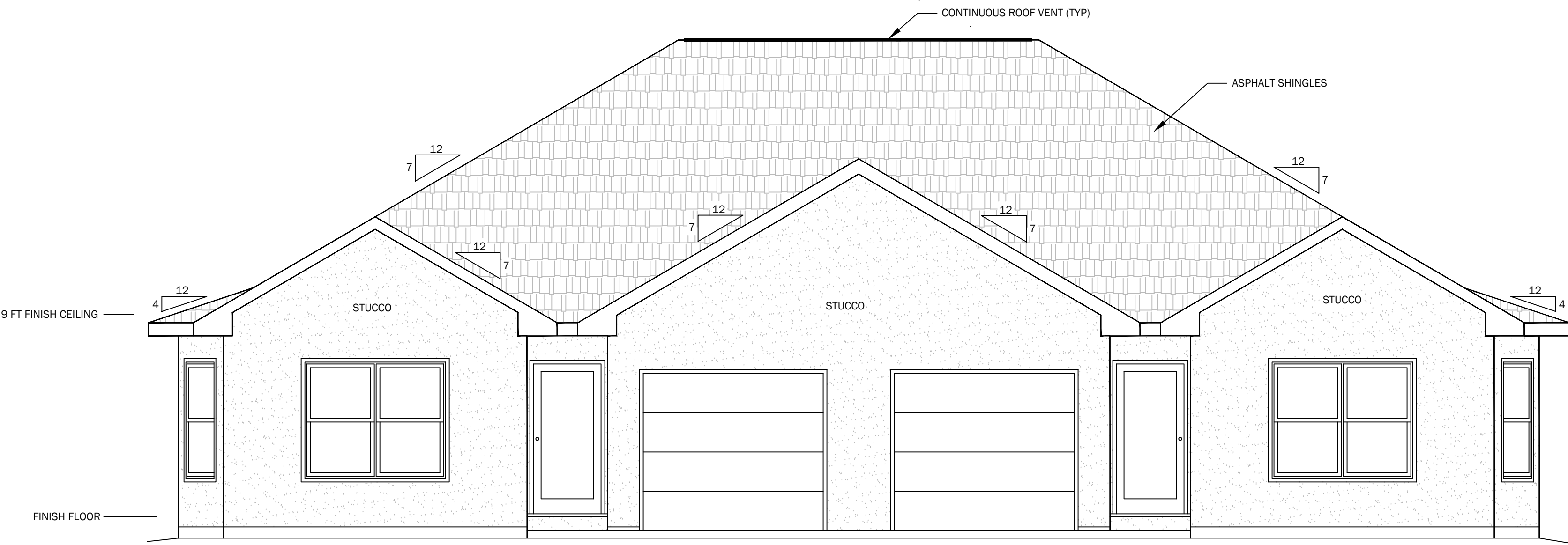


1533 Locust Street, Kansas City, Missouri 64108
CORPORATE LICENSE No. E201000573 (MO.) / E-1736 (KS.) / LS 2019005467



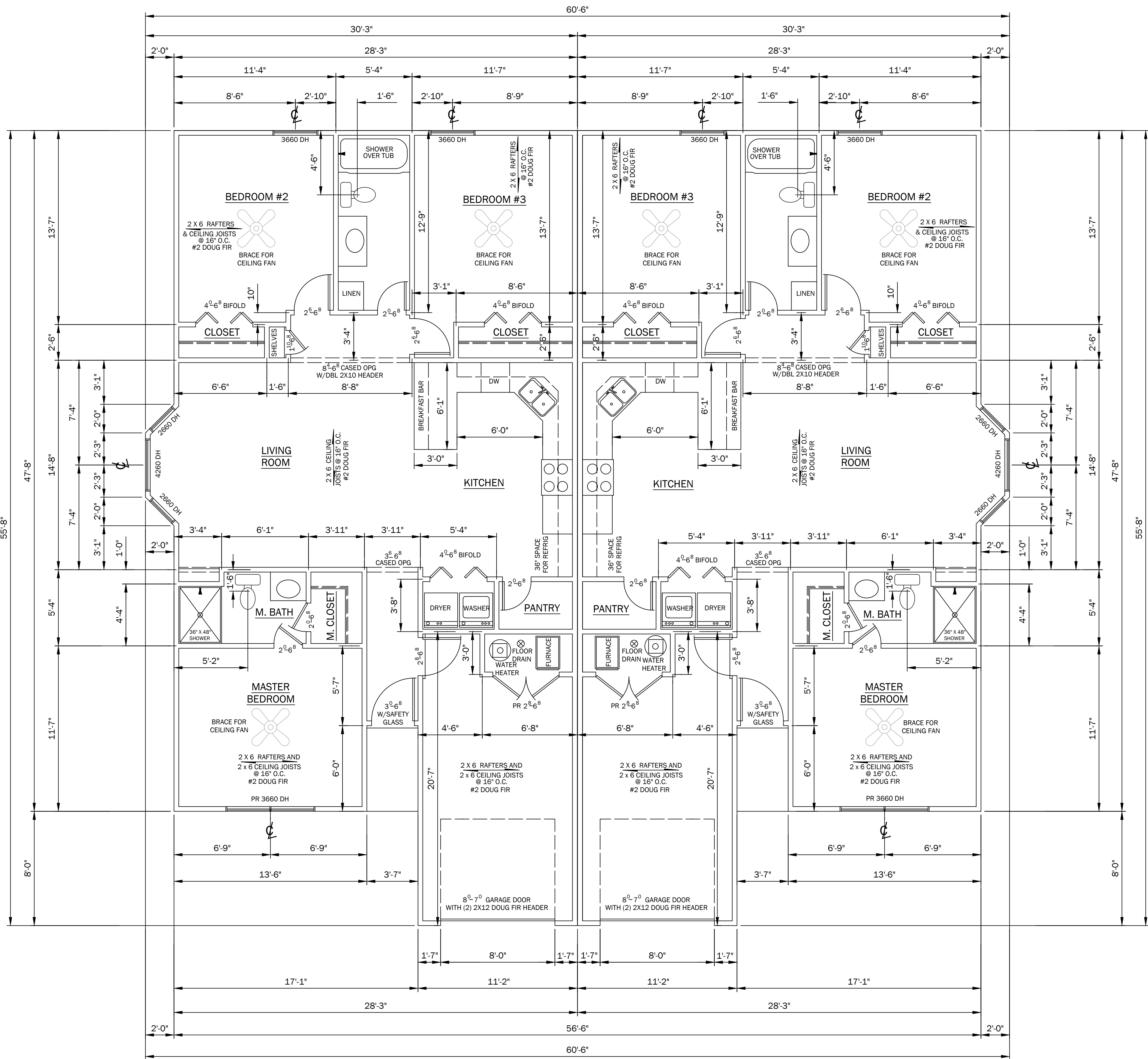
REAR ELEVATION

SCALE: 1/4" = 1'-0"



FRONT ELEVATION

SCALE: 1/4" = 1'-0"

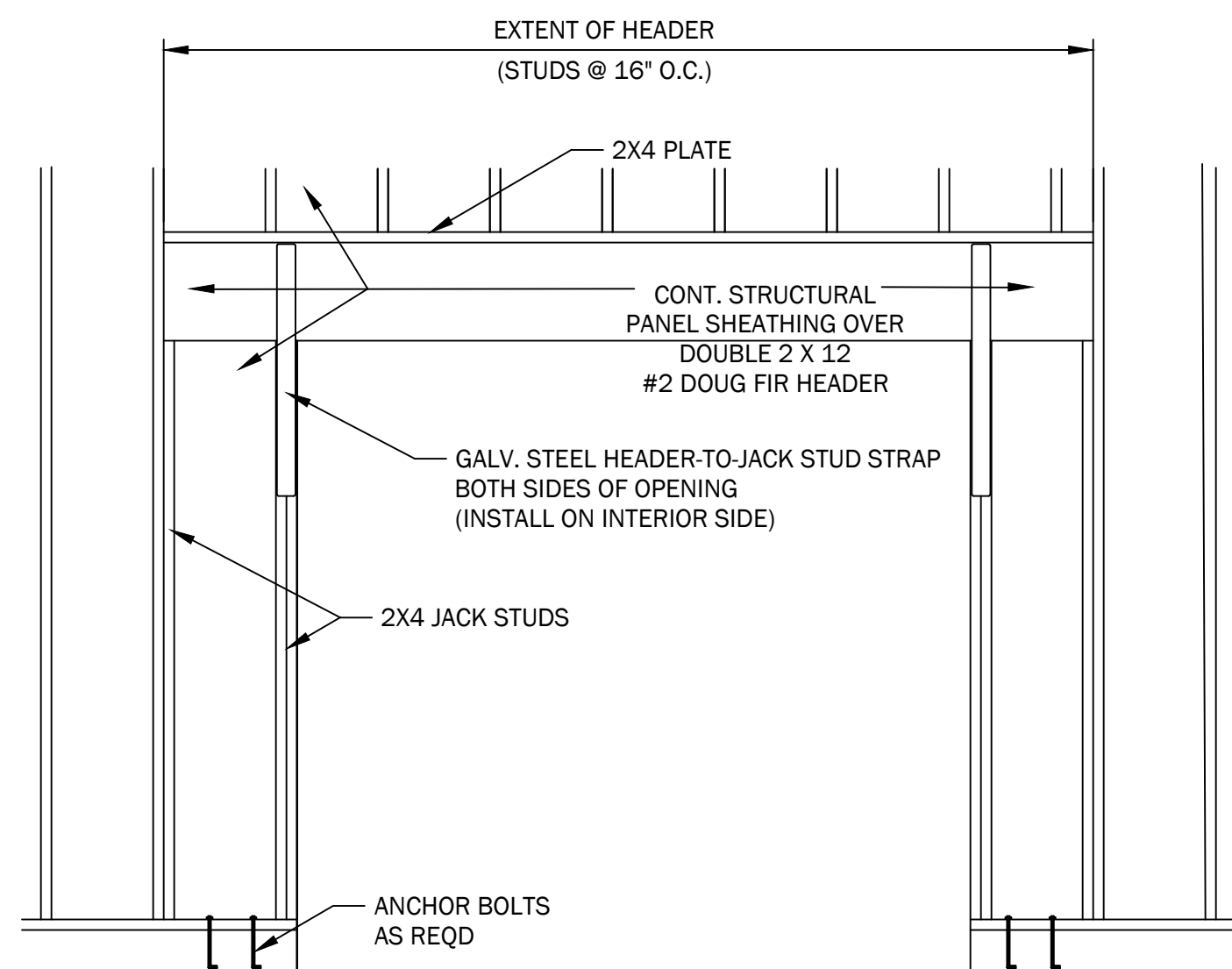


FLOOR PLAN

SCALE: 1/4" = 1'-0" FIN. SQ. FT. = 1206 PER UNIT (2412 TOTAL)

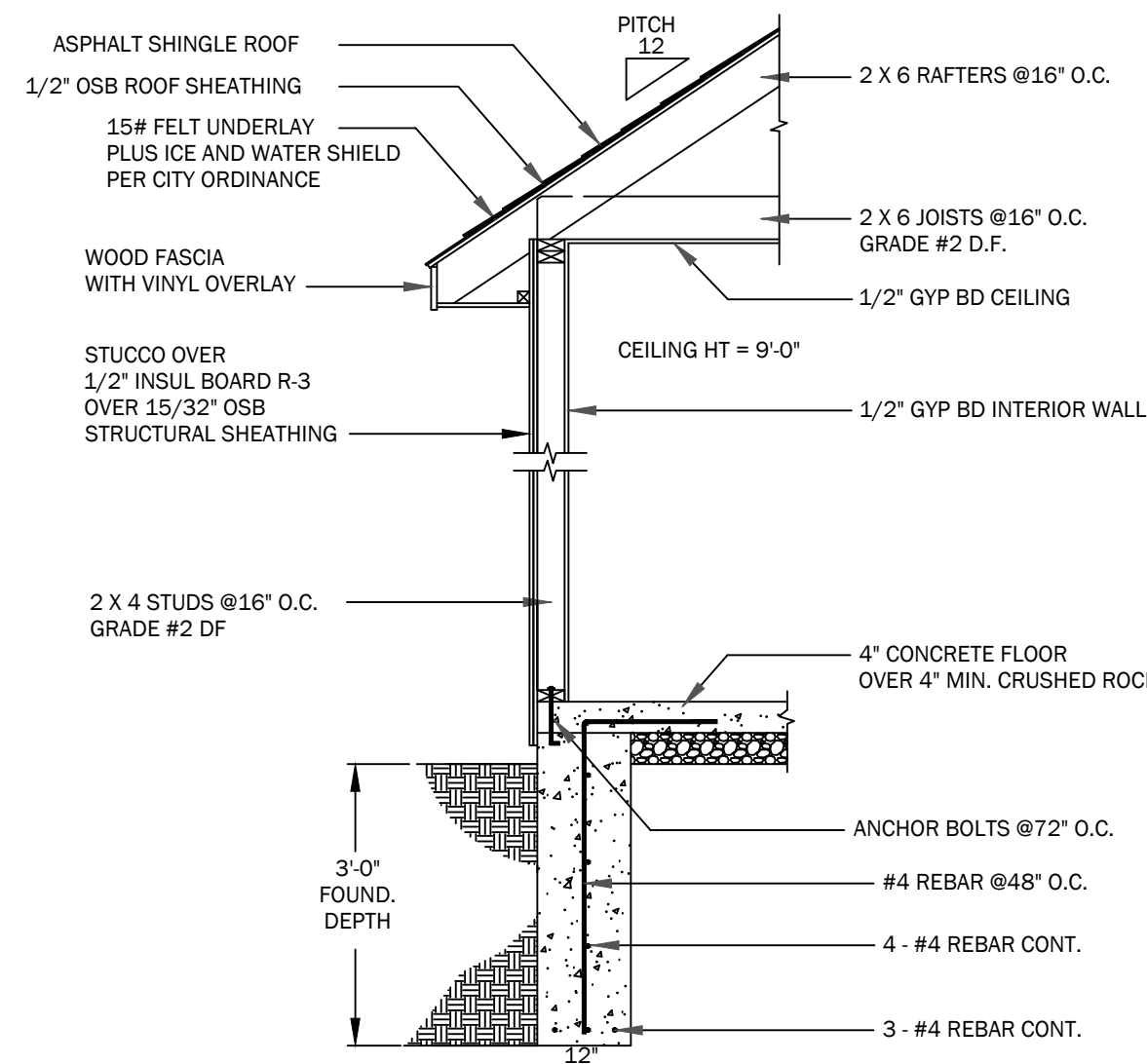
NOTE: DIMENSIONS SHOWN ARE TO OUTSIDE FACE OF CONCRETE FOUNDATION AT EXTERIOR WALLS, AND TO CENTERLINE OF STUDS AT INTERIOR WALLS. SEE SECTION SHEET FOR DETAILS.

- ALL CONSTRUCTION TO MEET REQUIREMENTS OF 2018 INTERNATIONAL RESIDENTIAL BUILDING CODE
- NOTES
- (A) ALTERNATE METHOD (DOUBLE QUANTITY OF ANCHOR BOLTS)
 - (B) CONTINUOUS METHOD (REF. R602.10.3)
 - (C) MINIMUM 1/2" GYP BD PER METHOD 5 AT INTERIOR WALL
- ALL TOILET ROOMS AND KITCHEN TO HAVE EXHAUST FANS.
- SMOKE AND CO₂ DETECTORS PER 2018 ELECTRICAL CODE
- GFCI'S AND EXHAUST FANS TO BE INSTALLED PER 2018 IRC
- WINDOWS 60" ABOVE GRADE AND LESS THAN 24" OFF FLOOR SHALL NOT PERMIT A 4" OBJECT TO PASS THROUGH.



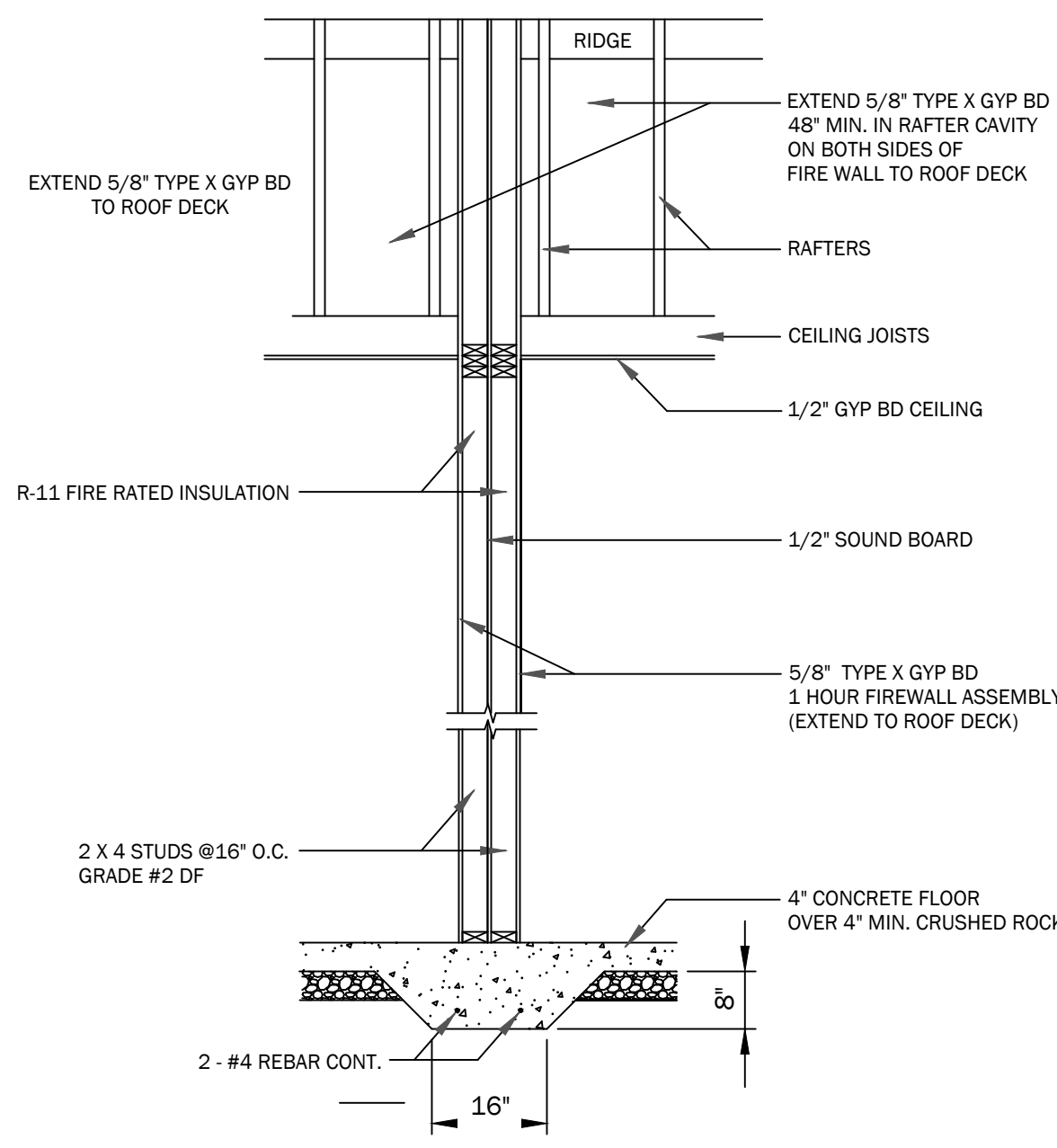
GARAGE DOOR PORTAL

SCALE: 1/2" = 1'-0"



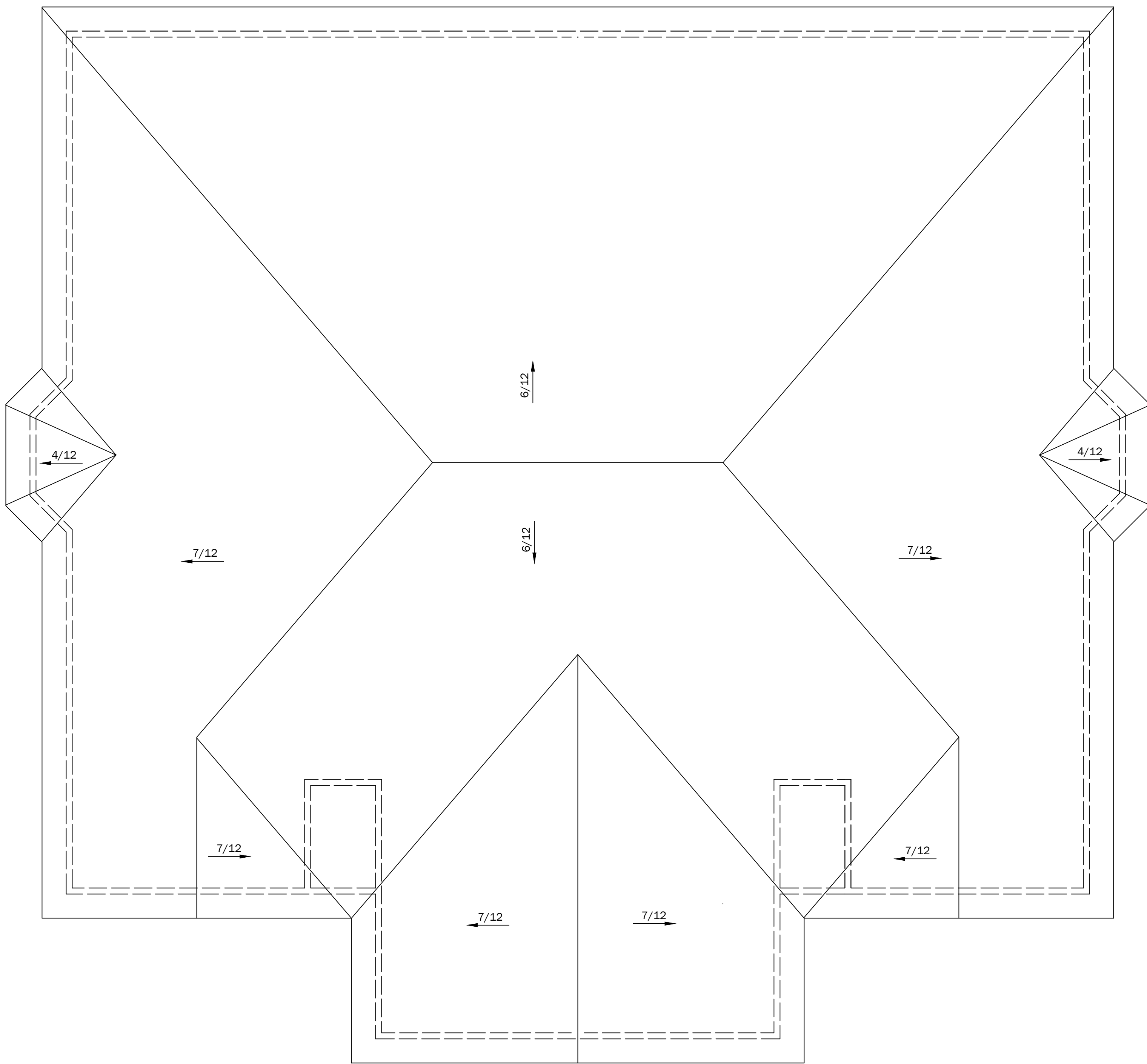
TYP. WALL SECTION

SCALE: 1/2" = 1'-0"



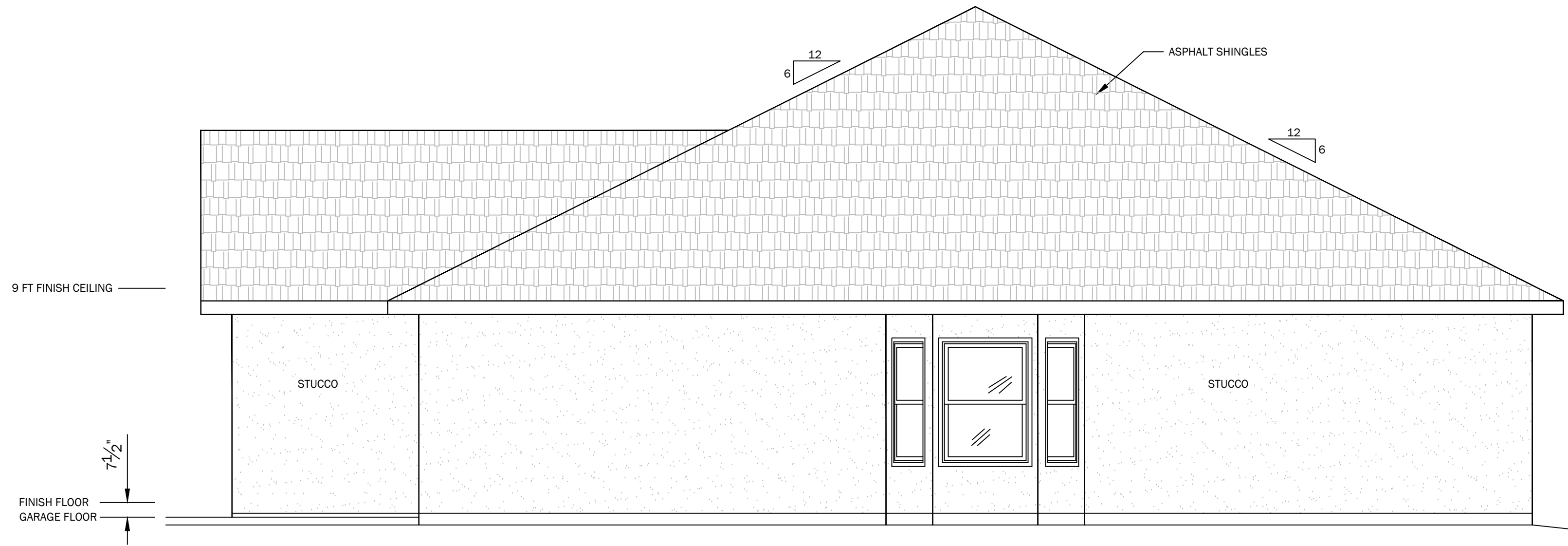
FIREWALL SECTION

SCALE: 1/2" = 1'-0"



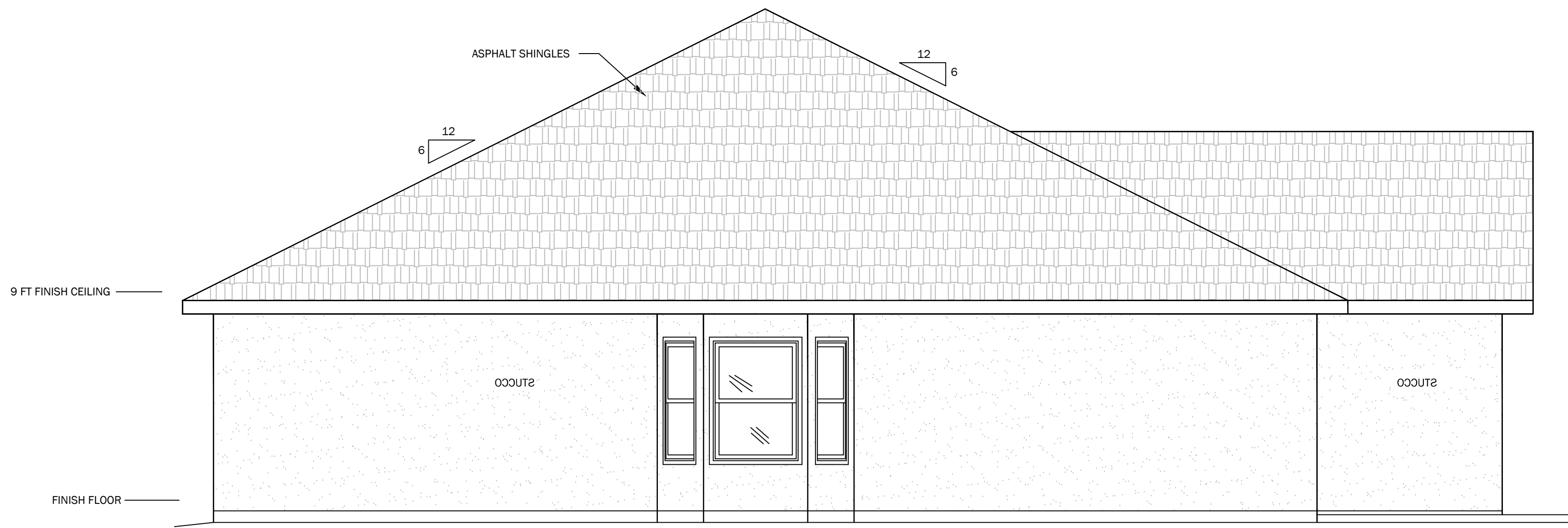
ROOF PLAN

SCALE: 1/4" = 1'-0"



RIGHT ELEVATION

SCALE: 1/4" = 1'-0"



LEFT ELEVATION

SCALE: 1/4" = 1'-0"

MEETING DATE: June 9, 2026

STAFF: Brian L. Harker, Planner

PROJECT NAME: White Oak Planned Unit Development

CASE NUMBER/REQUEST: Case 26-810-01 – Preliminary Development Plan – 136 E. White Oak – A request to approve a Preliminary Development Plan for The Cottages at White Oak.

APPLICANTS/OWNER: Community Services League- Donna Bradford

PROPERTY ADDRESS: 136 E. White Oak Street

SURROUNDING ZONING/LAND USE:

North: C-2...Communtiy Services League Parking Lot
East: C-2...Communtiy Services League Building
South: C-2 and R-30/PUD...The Ride Transit Center
West: R-30/PUD...Second Baptist Church

PUBLIC NOTICE:

- Letters to adjoining property owners – May 15, 2026
- Public Notice published in the The Independence Examiner – May 23, 2026
- Signs posted on property – May 21, 2026

FURTHER ACTION:

Following action by the Planning Commission, this rezoning request is scheduled for first reading by the City Council on July 6, 2026 and the public hearing/second reading on July 20, 2026.

RECOMMENDATIONS

Staff recommends **APPROVAL** of this Preliminary Development Plan request.

1. The front building setback will be 25 feet from the White Oak Street right-of-way. Rear buildings will set 10 feet from the north alley. Side yard setbacks will be 5 feet. All structures will have 10 feet of separation.
2. The proposed residential units will be 360-square feet in area.
3. The Community Services League, the owner of this lot and the abutting lot with a parking lot, will insure use the parking lot, for development's residents, with a recorded deed.
4. Due to the constraints of the site, no detention basin will be required. The use of BMP's and landscaping to reduce runoff from the site should be adhered to.
5. Show all exisiting easements and right of way on all plats and plans.
6. Show any new easements for water, sanitary sewer, and other utilities on the plat and plans.
7. Please review sanitary sewer service lateral layout with Municipal Services before completing the final drawings.

8. This preliminary development plan has not been reviewed for final engineering design compliance. All development engineering must be designed in accordance with City of Independence standards and specification prior to approval of the final development plan.

PROJECT DESCRIPTION & BACKGROUND INFORMATION

PROJECT DESCRIPTION: A request to approve a Preliminary Development Plan for
The Cottages at White Oak

Current Zoning: R-30/PUD (High Density Residential/Planned Unit Development)

Current Use: Vacant Land

Proposed Use: Tiny Homes

Zoning History 1965 – 1980: R-4 (Apartments)
1980 - 2009: R-4 (High Density Residential)
2009 - Present: R-18/PUD (High Density Residential
/Planned Unit Development)

Property History:

The CSL property at 136 E. White Oak Street corresponds to Lot 16 of the McCoy Addition, which was platted on April 5, 1852. The McCoy Addition consists of 17 lots situated along the north side of White Oak Street east of Main Street and along the east side of Main Street for two blocks to the north. Lots 4 through 15 are owned by Second Baptist Church, which has maintained a presence in the area for approximately 153 years. Lots 16 and 17, located on White Oak Street, have not contained single-family residences for several decades. For the past decade, the proposed development site has been utilized by the City as a community garden. In January 2026, the City transferred the property to CSL for the purpose of advancing the proposed project.

Proposal:

Community Services League intends to construct the development of nine tiny homes on the White Oak Garden property located at 136 E. White Oak Street. The 360 square foot homes will be rented to people currently experiencing homelessness and who are in CSL supported programs. The Community Services League will be the owner, will identify renters, provide leases and maintain the property. Rent will be collected by CSL, and it will be financially responsible for electric, water, cable, lawn service, snow removal and any other required service.

Physical Characteristics of Property:

The site, a generally flat property, was the former location of the City’s community garden. The grassy property has an assortment of cedar block planters surrounded by a six-foot tall black chain-link fence.

Characteristics of the Areas:

The area, once a dense neighborhood of single-family homes, has many vacant lots, mostly zoned for commercial and high-density residential uses. The property across the street to the south and adjacent to the transit center, is vacant but it is slated to be the site of a new National Parks Service office and visitor’s center, which is currently on hold pending funding by the Federal government. To

the west lies a historic church, the Second Baptist Church. Flanking the east and north sides is the Community Services League's facility and parking lot.

ANALYSIS

Consistency with *Independence for All*, Strategic Plan:

This plan could contribute to the Strategic Plan by building new housing units to fill a market need.

Comprehensive Plan Tools and Policies for the Current Designation:

One of the Comprehensive Plan Guiding Principles is to "Protect and enhance the viability, livability and affordability of the City's residential neighborhoods while integrating multi-family development throughout the community."

Sub-Area Plans:

The area is in the Downtown Redevelopment Area (but outside of the Historic Square Plan area).

Zoning:

District R-30/PUD (High Density Residential/Planned Unit Development) allows; multiple-family housing, home based daycare, government facilities, churches, schools, utilities, cemeteries, crops and gardening.

Historic and Archeological Sites:

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

Public Utilities:

This is an infill location. All utilities are available in adjacent rights-of-way. The units will be separately metered for power.

Trash Collection:

Residents will take their trash to the dumpster at the CSL location at 404 N. Noland Road.

Floodplain/Stream Buffer/Stormwater:

The property is neither in a floodplain nor near a stream requiring accompanying stream buffer zones. The impermeable surfaces will drain onto, and be absorbed into, the surrounding green spaces.

Building Plans:

Nine proposed buildings will be arranged in clusters of three units straddling the walkway that extends from White Oak Street northward to the CSL parking lot. The small, 360-square foot, one-story units will be 12 feet and 30 feet deep. The units will have 132-square-foot living/dining rooms, small 50-square-foot kitchens, 50-square-foot bathrooms and 120-square-foot bedrooms.

Building Elevations:

The units will have pitched roofs that will extend out over a porch and small porch landing. The front elevations will have two windows and a door. The deep left elevations will be blank, but the right elevations will have a small window. The rear elevation will have a window and the HVAC unit.

Streets, Sidewalks and Parking Lots:

No half-street improvements are required. Curbing and a public sidewalk are already in place. Pedestrian access into the property will be from the public sidewalk. Walkways to the individual units

will branch from the main walkway going northward through the property. The Community Services League, being the owner of this lot and the abutting lot to the north and east with a large parking lot, will provide any parking needed by residents.

Landscaping and Screening:

The lot will have two street trees at the southeast and southwest corners of the property and two additional trees spaced up the east property line. Twelve shrubs will extend back, in groups of three, from the central sidewalk and five will be up front near the right-of-way.

CIP Investments:

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

REVIEW CRITERIA

Recommendations and decisions for proposed Preliminary Development Plan must be based on consideration of the criteria listed in Section 14-703-05-H:

1. **The consistency with the Comprehensive Plan.**
The Comprehensive Plan reflects this land use and will “Protect and enhance the viability, livability and affordability of the City’s residential neighborhoods while integrating multi-family development throughout the community.”
2. **The consistency with the PUD standards of Section 14-902, including the statement of purpose.**
Section 14-902 is intended to allow design flexibility that results in greater public benefit than would be achieved using conventional zoning regulations; this project is in conformance with that standard.
3. **The nature and extent of Common Open Space in the PUD.**
The project’s open spaces are the area five to ten feet wide between the buildings, the five feet between the buildings and the side and rear property lines, and the twenty-five feet by the right-of-way.
4. **The reliability of the proposals for maintenance and conservation of Common Open Space.**
The Community Services League will manage and maintain the property. They have no intention of selling any units or buildings to residents.
5. **The adequacy or inadequacy of the amount and function of Common Open Space in terms of the densities and dwelling types proposed in the plan.**
Given the relative size of the residential units, there appears to be an adequate number of open spaces around the buildings.
6. **The extent to which the proposed use will adversely affect the capacity of safety portions of the street network or present parking problems in the vicinity of the property. Whether adequate provision for public services, provides adequate control over vehicular traffic, and furthers the amenities of light and air, recreation, and visual enjoyment.**
This proposed project is not expected to adversely affect the street network in the vicinity of the project. Given this project’s scale, the development will have few externalities.

7. **The extent to which the proposed use will have a substantially adverse effect on adjacent property and the development or conservation of the neighborhood area.**
The development is in an area surrounded by churches, social service agency and transportation uses and does not intrude into nearby single-family areas.
8. **Whether potential adverse impacts have been mitigated to the maximum practical extent. As stated above, the development will not intrude on nearby residential neighborhoods and traffic impacts, given the size of the development, will be minimal.**
9. **Whether the Preliminary Development Plan represents such a unique development proposal that it could not have accomplished through use of (non-PUD) conventional zoning regulations.**
Due to the project's design, that all the buildings are located on one parcel and given the square footages of the buildings involved, it is not possible to develop the project through any means other than through the Planned Unit Development (PUD) process.
10. **The sufficiency of the terms and conditions proposed to protect the interest of the public and the residents of the PUD in the case of a plan that proposes development over a period of years.**
This project will be constructed in a single phase, and the entire development is proposed to be under one ownership.

EXHIBITS

1. Application
2. Cover Letter
3. Notification letter
4. Addresses
5. Notification Area Map
6. Mailing affidavit
7. PUD Site Plan
8. Elevations
9. Floor Plans

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

The Cottages at White Oak

Project Name

136 E White Oak Independence, MO Lot 16 McCoy's Addition

Project Address/Location

3,240 bldgs 756 sq ft decks 13,840 sq feet

Sq. Ft. of Building

Acreage

Number of Lots/Tracts

Stream Buffer (Yes or No)

community garden

9 tiny homes

Existing Zoning

Proposed Zoning

Existing Land Use

Proposed Land Use

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

- ☒ Completed & Signed Application Form
- ☒ Application Fee
- ☒ Cover Letter Describing Details of Project

- ☒ One 24" x 36" set of plans for Land Sub. & Site Dev.
- ☒ One PDF copy of a plat map or site plan
- ☒ Legal Description of the property in question

Contact Information

Applicant

Donna Bradford

Community Services League

Name

Company

Address

Phone

Email

Architect/Engineer/Surveyor/Other:

Erwin Gard

Gard Horizon LLC

Name

Company

Address

Phone

Email

Owner

Community Services League

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.

Donna L Bradford 4.21.2026

Applicant's Signature

Date

Russell Petty CFO

Owner's Signature

4-21-2026

Date



Sharing Bess Truman's Legacy of Caring Since 1916

BOARD OF DIRECTORS

Kat Hnatyshyn
Chair

Jonathan Soper
Vice Chair & Treasurer

Tyrel Dawson
Vice Treasurer

Beth Silverstein
Secretary

Jeff Benson
Past Chair

Jason Bergman
Beth Carrick
Cindy Cavanah
Emily Cross
Kelle Gilmore
Chelesy Hanes
Zac Harmon-McLaughlin
Anita Jonas
Corey Long
Brandy Spearman
Michelle Sumstad
Jose "Pepe" Torres
Trevor Wescott
Ginger Williams

President & CEO
Doug Cowan

CORPORATE OFFICE



The Cottages at White Oak

Concept: Community Services League will build 9 tiny homes (360 sq feet) on the White Oak Community Garden Property located at 136 E White Oak. These homes will be available for rent to individuals currently experiencing homelessness and those who are in supported programs at CSL. CSL will retain ownership. As Owner CSL will identify renters, provide leases and maintain the property.

Community Development, Planning & Zoning: CSL will seek approval of the planned unit development from City Council. Each dwelling will collect their own trash and deposit in the dumpster as 404 N Noland Road- CSL. Parking will be provided on the CSL parking lot located on the North end of the property. While the operations are transitional CSL as the Owner/Landlord will maintain the dwelling and provide additional supportive services such as counseling and financial training. Monthly rent will be collected by CSL. CSL will be financially responsible for electric, water, cable, lawn maintenance, snow removal and any other required service.

Legal Description: MC COY ADD---LOT 16 & S 1/2 VAC
ALLEY LY N & ADJ

Property Owner Notification Letter

City of Independence, Missouri

Date: 5/15/26

Case No. 26-810-01

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: See Exhibit A attached hereto and incorporated herein

Applicant: Community Services League

Location of Property: 136 E. White Oak Avenue, Independence, MO 64050

Planning Commission Meeting Date: June 9, 2026, at 6:00 p.m.

City Council Meeting Date: July 20, 2026, at 6:00 p.m.

Location of public hearings: Independence Municipal Commons,
20201 E. Jackson Drive
Independence, Missouri, 64057

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)

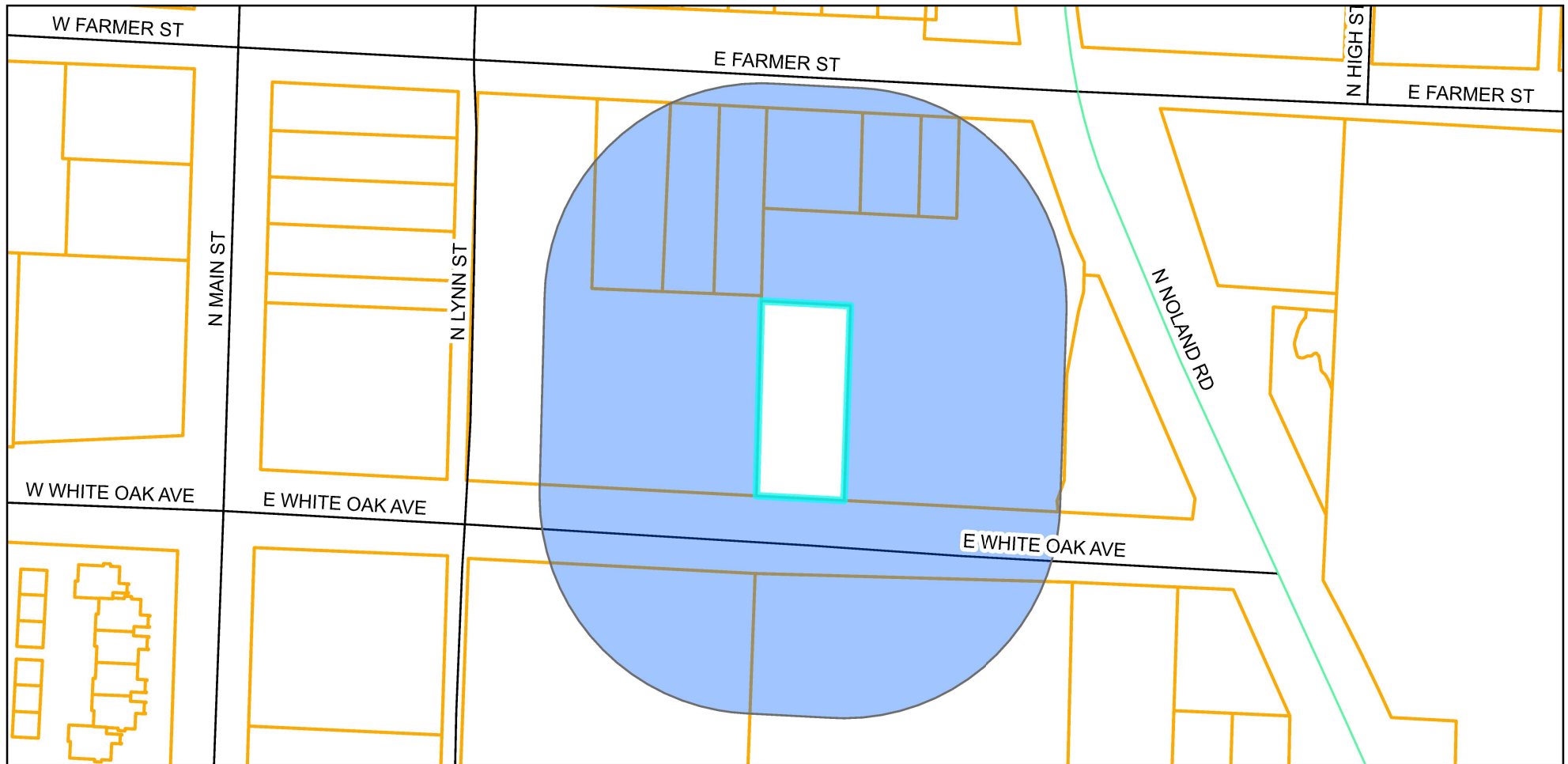
For more information, contact the Community Development Department at 816-325-7421.

Parcel ID	Property Address	Property Owner	Owner Address	City	State	ZIP Code
26-220-25-27-00-0-00-000	116 E WHITE OAK ST	SECOND BAPTIST CHURCH OF INDEPENDENCE	116 E WHITE OAK AVE	INDEPENDENCE	MO	64050
26-220-26-15-00-0-00-000	124 E TRUMAN RD	UNITED STATES OF AMERICA	601 RIVERFRONT DR	OMAHA	NE	68102
26-220-25-09-00-0-00-000	127 E FARMER ST	SECOND BAPTIST CHURCH	116 E WHITE OAK ST	INDEPENDENCE	MO	64050
26-220-25-08-00-0-00-000	129 E FARMER ST	ROBINSON NORMAN E & ROXANNE C	131 E FARMER	INDEPENDENCE	MO	64050
26-220-25-07-00-0-00-000	131 E FARMER ST	ROBINSON ROXANNE C & NORMAN E	131 E FARMER	INDEPENDENCE	MO	64050
26-220-25-06-01-0-00-000	135 E FARMER ST	ROBINSON NORMAN E & ROXANNE C	131 E FARMER ST	INDEPENDENCE	MO	64050
26-220-25-20-00-0-00-000	136 E WHITE OAK AVE	CITY OF INDEPENDENCE	INDEPENDENCE MUNICIPAL COMMONS 20201 E. JACKSON DRIVE	INDEPENDENCE	MO	64057
26-220-26-14-00-0-00-000	13910 E TRUMAN RD	KANSAS CITY AREA TRANS AUTH	1200 E 18TH ST	KANSAS CITY	MO	64108
26-220-25-03-00-0-00-000	143 E FARMER ST	NAJARRO ELSA ESTELA	143 E FARMER ST	INDEPENDENCE	MO	64050
26-220-25-02-00-0-00-000	145 E FARMER ST	LOPEZ OLIVIA	3127 MOUNTAIN VIEW RD	BATES CITY	MO	64011
26-210-18-01-01-0-00-000	400 N NOLAND RD	KANSAS CITY AREA TRANS AUTH	1350 E 17TH	KANSAS CITY	MO	64108
26-220-25-26-00-0-00-000	404 N NOLAND RD	COMMUNITY SERVICES LEAGUE OF JACKSON CO	404 N NOLAND RD	INDEPENDENCE	MO	64050

Notification Area Map

136 E White Oak Ave

Case #26-810-01



Legend

 Notification Area
 Parcels

0 125 250 500 US Feet

Prepared For: Planning Commission
Meeting Date: June 9, 2026



Property Owner Notification Affidavit

STATE OF MISSOURI

COUNTY OF JACKSON

Case No. 26-810-01

I, W. Benjamin Kasey, of lawful age being first duly sworn upon oath, state:

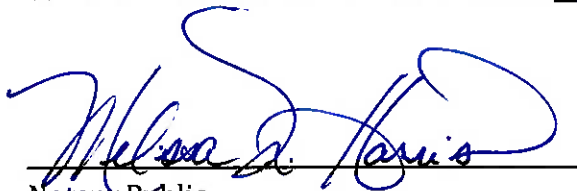
That I am the (agent, owner, attorney) for the property for which the application was filed and did, not later than fifteen (15) days prior to the date of the public hearing scheduled before the Planning Commission, mail notices to all persons owning property within 185 feet of the subject property.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

These notices were mailed on the 15th day of May, 20 26.



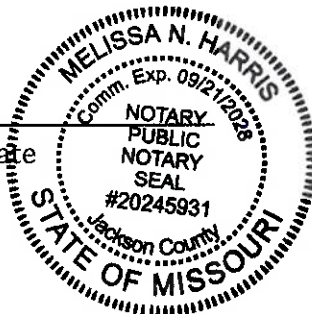
Signature of Agent, Owner or Attorney

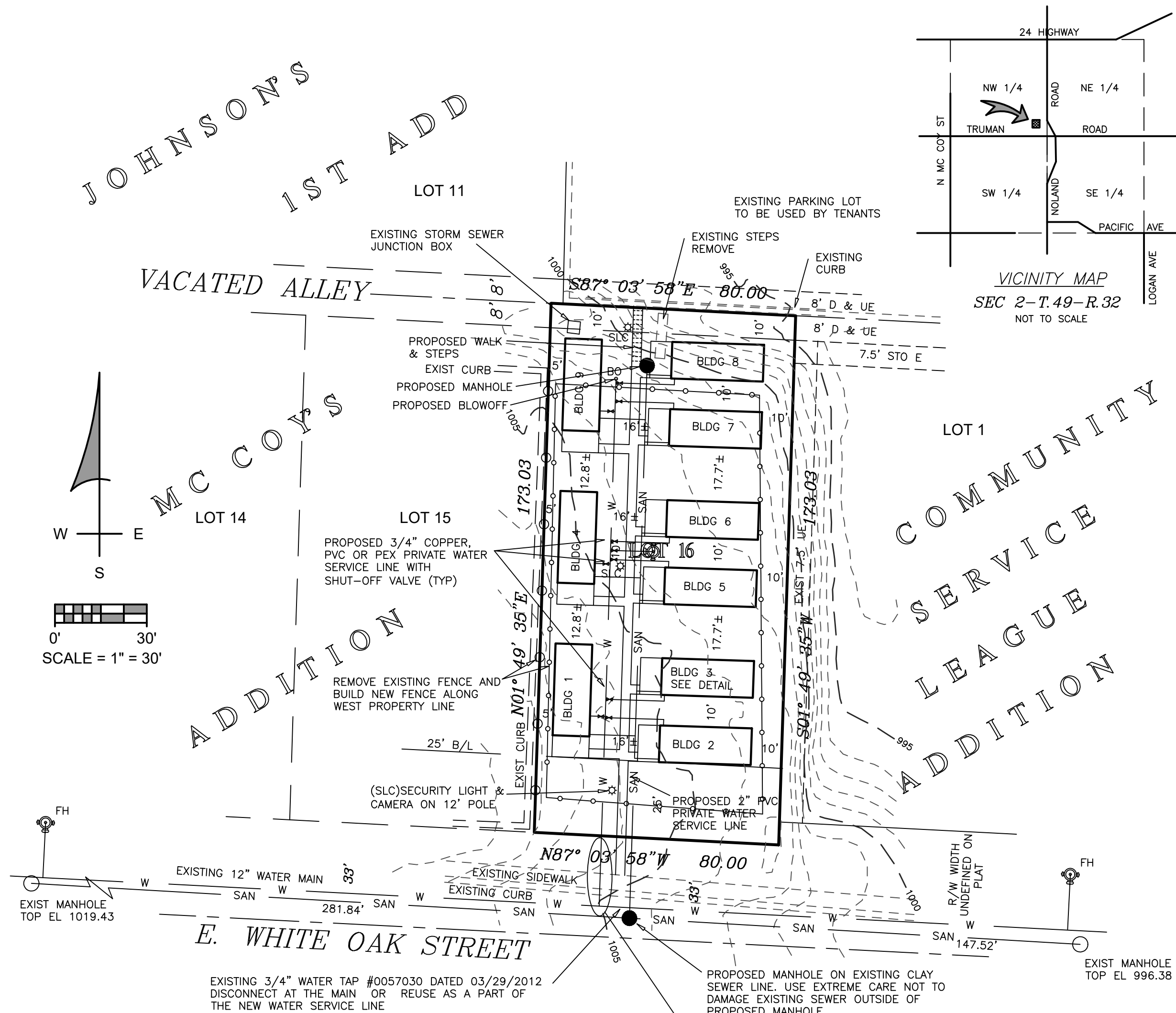
Subscribed and sworn to before me this 15th day of May, 20 26.



Notary Public

Commission Expiration Date





PROPERTY DESCRIPTION:

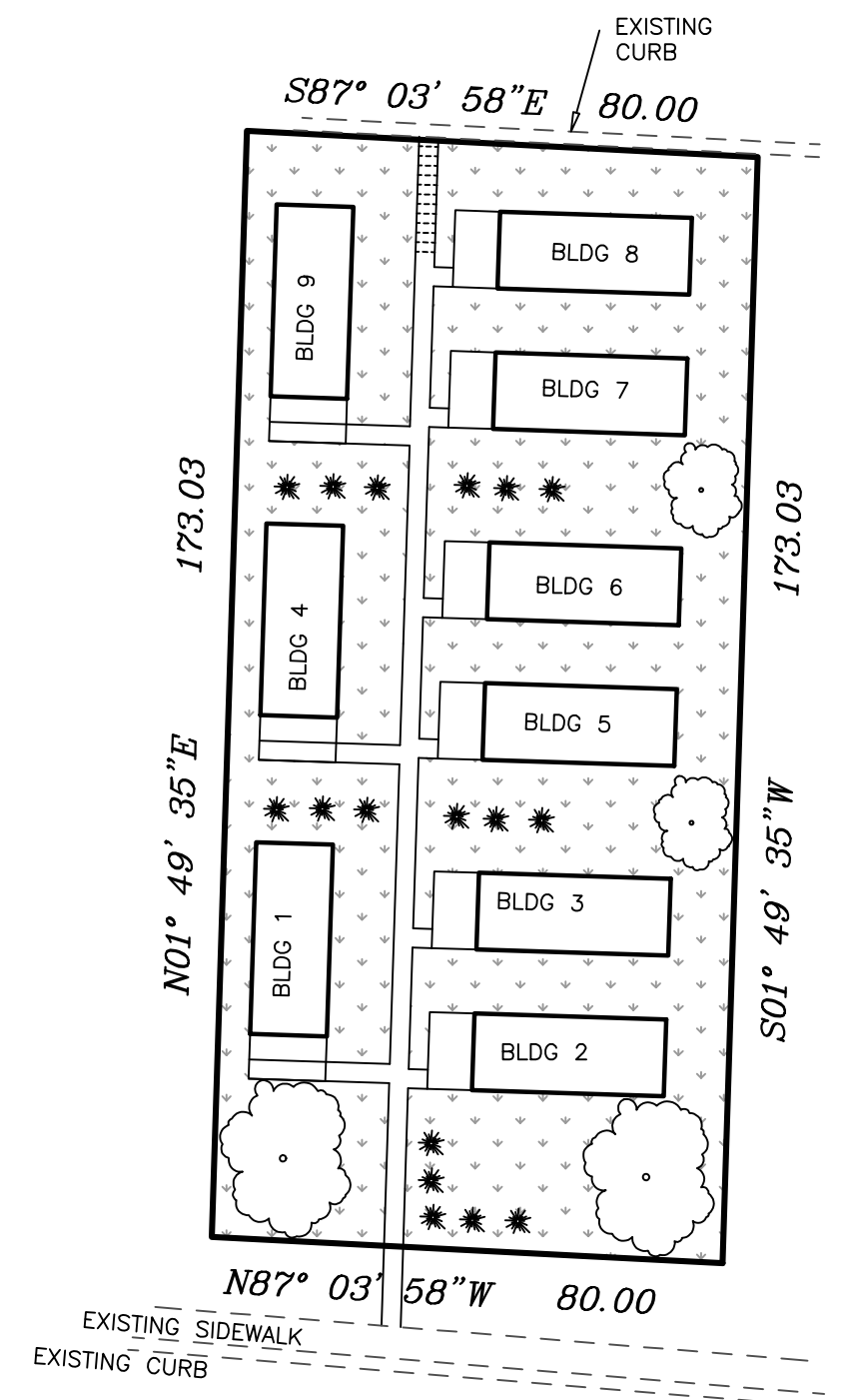
CONTAINING 13,840 SQUARE FEET OR 0.3177 ACRES.

ALL OF LOT 16, McCOY'S ADDITION, A SUBDIVISION, IN INDEPENDENCE, JACKSON COUNTY, MISSOURI.

SITE NOTES:

- TOTAL LAND AREA = 13,840 SQ. FT.
- PROPOSED IMPERVIOUS AREA:
BUILDINGS = 3,240 SQ.FT.
DECKS = 756 SQ.FT.
WALKS = 663 SQ.ST.
TOTAL PROPOSED IMPERVIOUS AREA = 4,062 SQ.FT.
OR 29.4% OF TOTAL PROPERTY.
- STORM WATER FLOW: 100 YR STORM (Q=CI/AK)
PRE-DEVELOPMENT:
C = 0.5, I = 7.5, A = 0.32, K = 1.0
C = 1.20 CFS

POST DEVELOPMENT*
C = (0.5x70.6%)+(0.9x29.4%) = 0.62, I = 7.5, A = 0.32, K = 1.0
C = 1.48 CFS
- DETENTION ANALYSIS:
V = (1.48-1.20) x 60 x 15 = 2520 CU.FT.
EXTENSION NOT REQUIRED PER CITY REVIEW.
- TRASH DUMPSTER PROVIDED ON CSL PROPERTY EAST OF AND ADJACENT TO THIS PROPERTY.
- EXISTING CHAIN LINK FENCE NEAR WEST PROPERTY LINE TO BE RELOCATED TO WEST PROPERTY LINE. ALL OTHER EXISTING CHAIN LINK FENCING TO BE REMOVED.
- CONTOUR LINES FROM CITY TOPO AND ARE SUBJECT TO FIELD CHECKING.
- COMMUNITY SERVICE LEAGUE (CLS) TO PROVIDE MAINTENANCE ON ALL ELEMENTS OF THIS PROJECT INCLUDING PRIVATE WATER AND SEWER LINE.
- STATEMENT REGARDING SHARED PARKING IS NOT REQUIRED SINCE CLS OWNS BOTH PROPERTIES.



E. WHITE OAK STREET

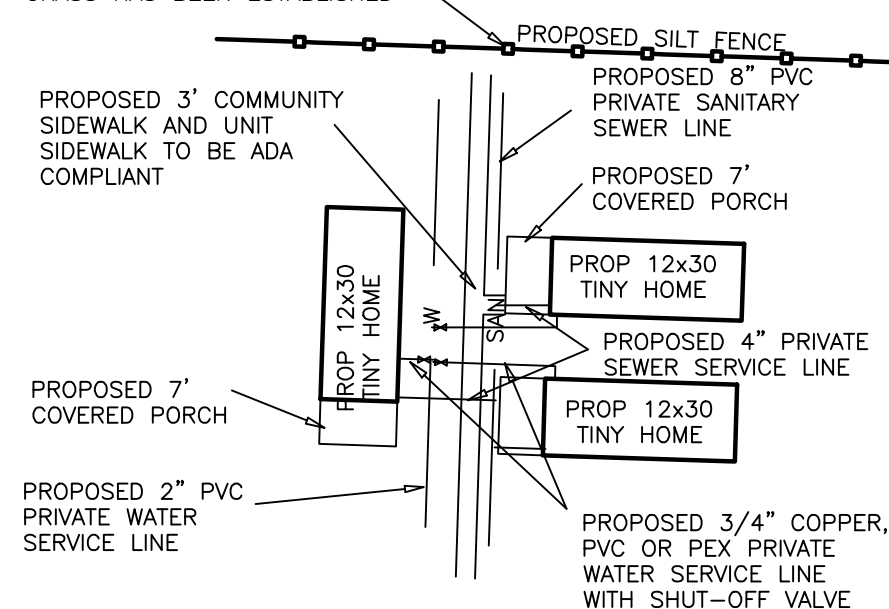
GRASS
ARBORVITAE EMERALD
GREEN SHRUB OR EQUAL
DECIDUOUS TREE

TOTAL LAND AREA = 13,840 SQ. FT.
BUILDING COVERAGE = 3,996 SQ. FT.
SIDEWALK COVERAGE = 663 SQ. FT.
GREEN OPEN SPACE = 9,181 SQ. FT.

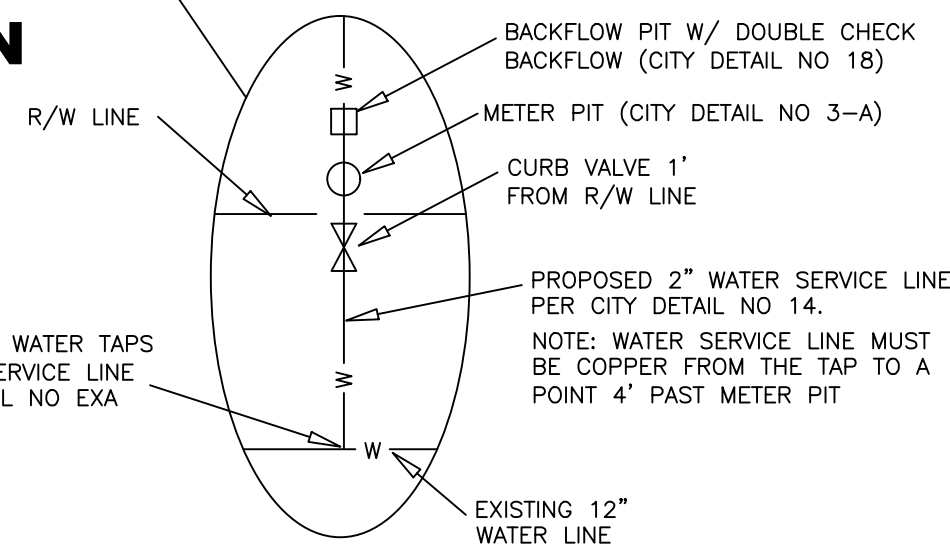
GREEN SPACE PLAN

SITE PLAN

EACH CLUSTER OF THREE TINY HOMES SHALL HAVE A SILT FENCE WHICH SHALL BE MAINTAINED UNTIL GRASS HAS BEEN ESTABLISHED



TYPICAL UNIT DETAIL



WATER CONNECTION DETAIL

SURVEY NOTES:

- THIS DRAWING DOES NOT REPRESENT A BOUNDARY SURVEY AND NO CORNER MARKERS WERE CONFIRMED OR SET.
- ALL DISTANCES SHOWN HEREON ARE SUBJECT TO A FINAL BOUNDARY SURVEY BEING PERFORMED.
- THE BEARINGS SHOWN HEREON ARE BASED ON MISSOURI COORDINATE SYSTEM OF 1983 USING THE MODOT RTK NETWORK JULY 2025.
- NO EASEMENTS WERE SHOWN ON THE PLAT AND A TITLE REPORT WAS NOT PROVIDED BY THE CLIENT TO DISCLOSE POSSIBLE EASEMENTS THAT MIGHT AFFECT THE SUBJECT PROPERTY.

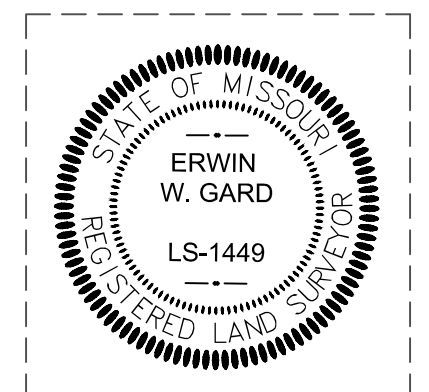
REVISED: MOVED SEWER PER CLIENT'S REQUEST 5/13/26 & DELETED DETENTION PER CITY COMMENTS 5/15/26 - E. GARD 5/19/26
REVISED: ADDED FENCE NOTE & PARKING LOT CURB PER CLIENT REQUEST 3/19/26 - E. GARD 3/25/26
REVISED: PER WATER DEPT COMMENTS & CLIENT REQUEST - E. GARD 9/25/25
REVISED: PER PRE-DEVELOPMENT MEETING AND STAFF COMMENTS AUGUST 20, 2025 - E. GARD 8/28/25

SURVEYOR'S DECLARATION:

I HEREBY DECLARE THAT WE HAVE PREPARED THIS DRAWING FOR THE PURPOSE OF A BUILDING PERMIT APPLICATION AND DOES NOT REPRESENT A BOUNDARY SURVEY AS DEFINED BY THE MISSOURI STANDARDS FOR PROPERTY BOUNDARY SURVEYS.

Erwin W. Gard
ERWIN W. GARD, PLS-1449

07/21/2025
DATE



(SURVEYOR SEAL)



1212 SW Luttrell, Suite C - Blue Springs, MO 64015
Phone: 816-295-5951 ~ Web: gardhorizon.com

Erwin W. Gard, Owner / Manager
Professional Surveyor ~ Realtor

SITE & GREEN SPACE PLAN

136 EAST WHITE OAK STREET

LOT 16, McCOY'S ADDITION
INDEPENDENCE, JACKSON COUNTY, MISSOURI

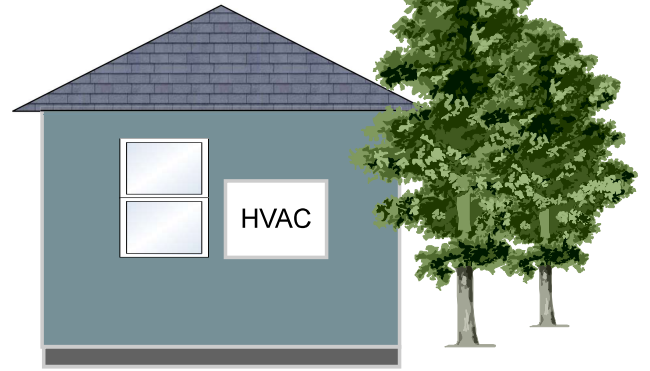
COMMUNITY SERVICE LEAGUE

404 NORTH NOLAND ROAD
INDEPENDENCE, MISSOURI 64050

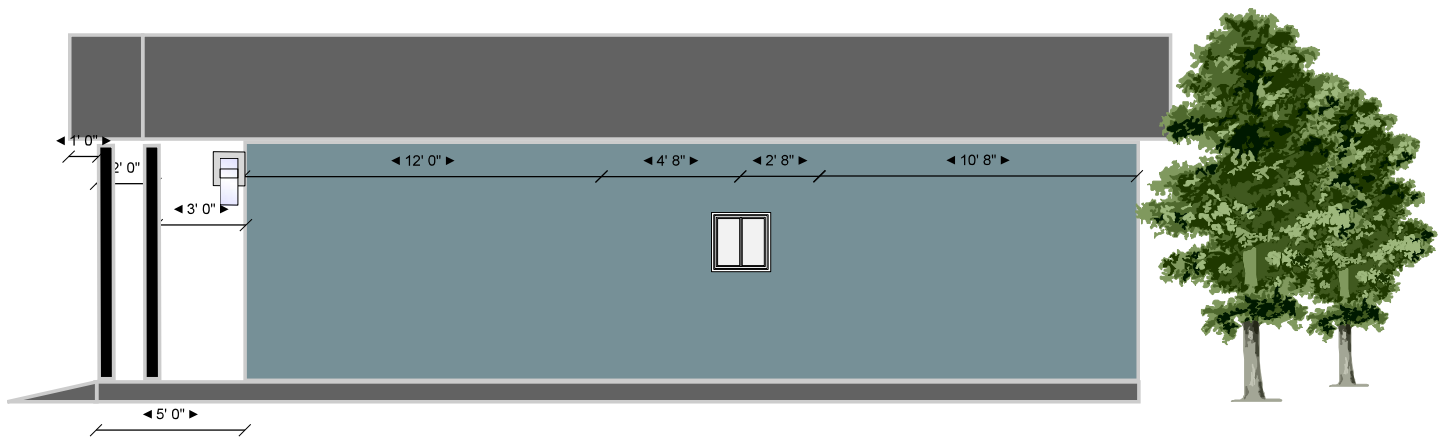
JOB NO.: 1376-2501	FIELD BK~PG GPS	MASTER FILE: SUBDIVISION M	SHEET 1	OF 1
DRAWN BY: E. GARD	DISK NO.: CAD Drawings	FILE NAME: McCoy's ADDITION MASTER		



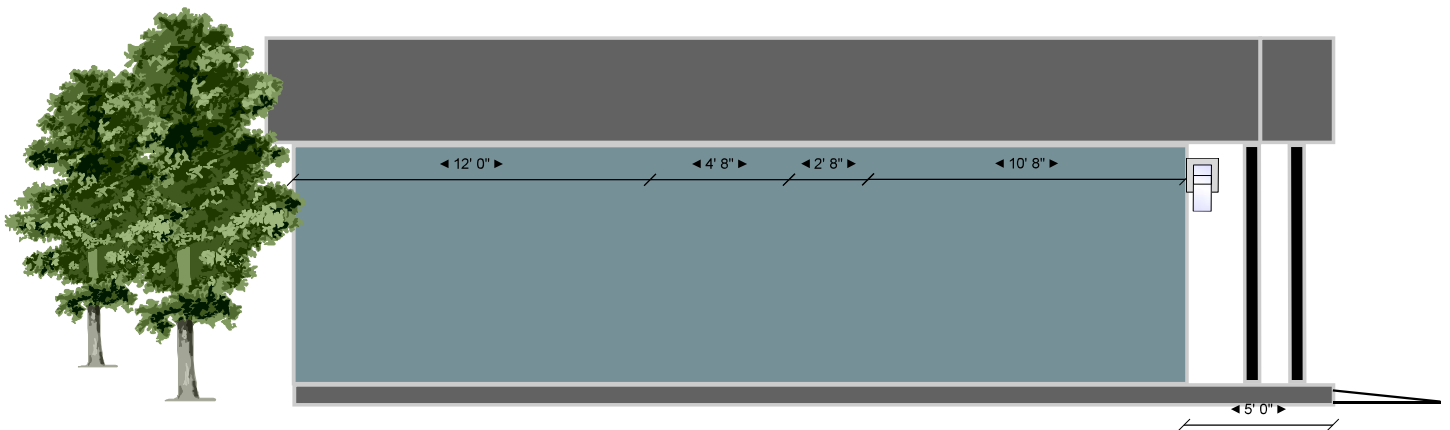
Front Elevation



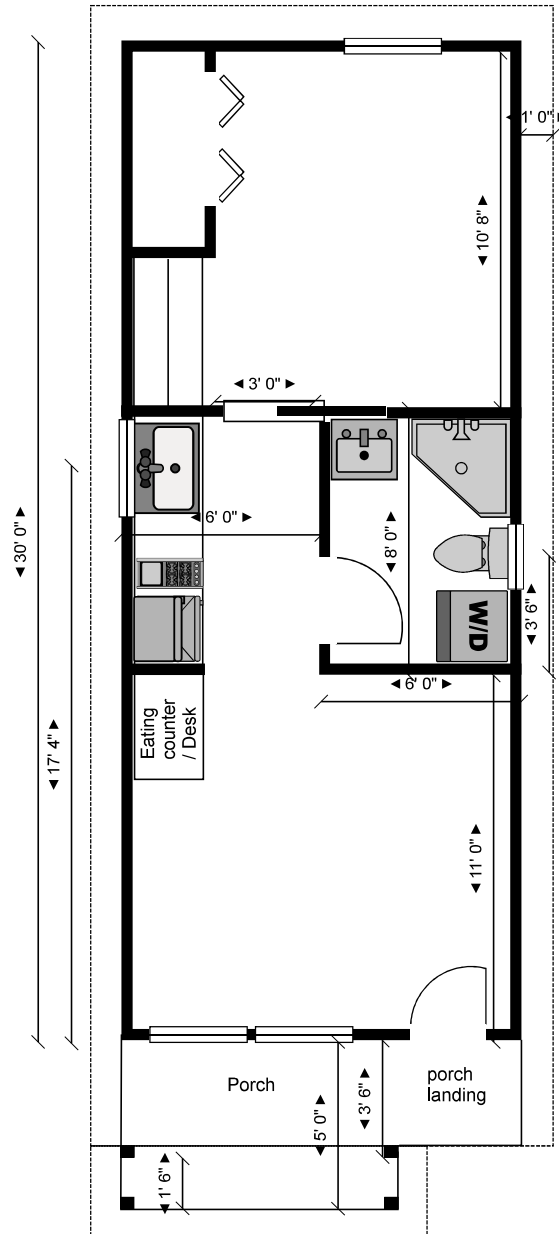
Rear Elevation



Right Elevation



Left Elevation

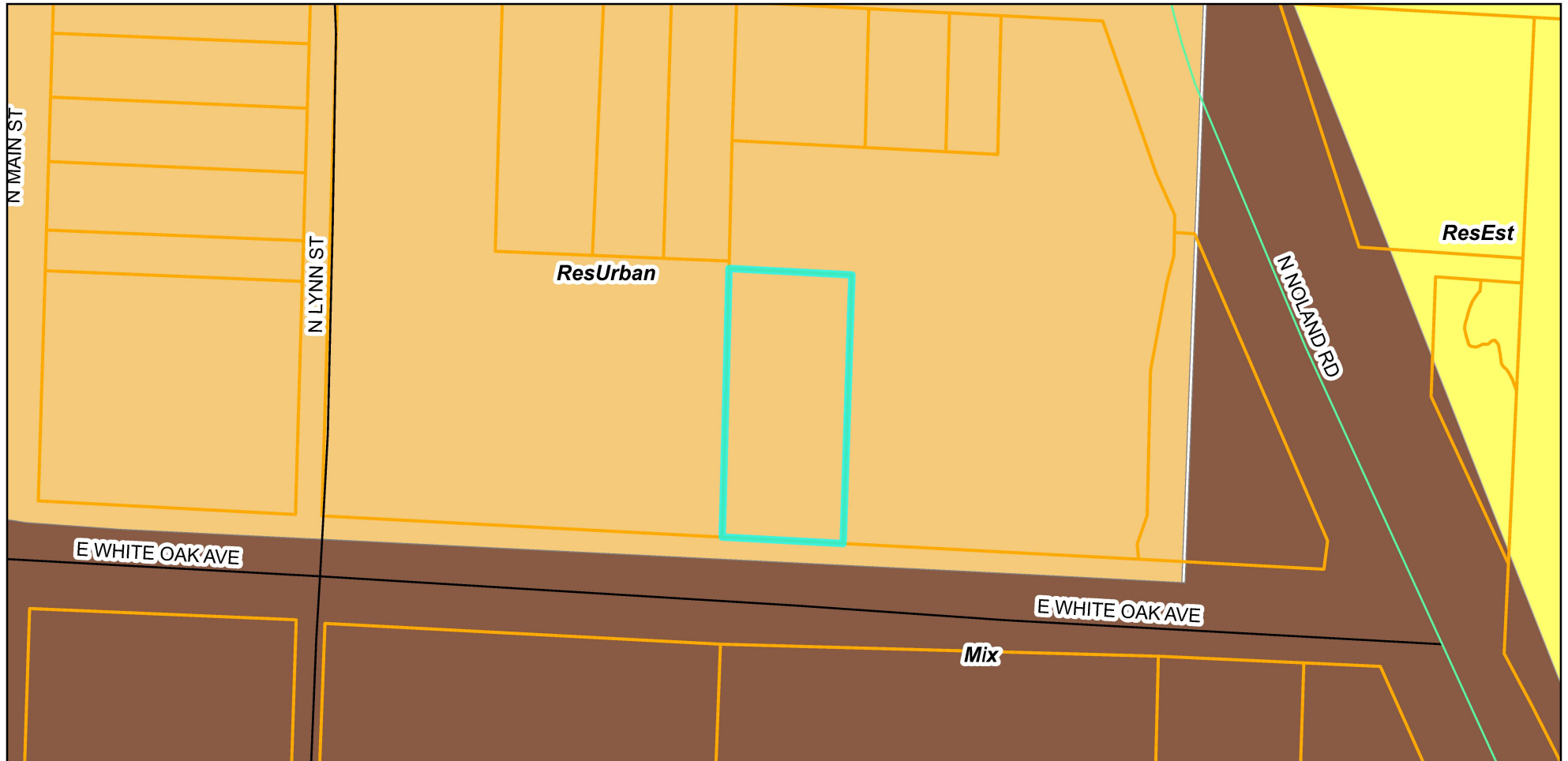


: City Garden West of 404 N Noland Rd. Independence MO 64050 - CSL Tiny Home Lots	Drawing: A1 Plan	Project: 0004	Drawn: Daniel F Speigle	Notes:	Exceptional Spaces Construction LLC 1820 Parks Summit BLVD. Lee's Summit, MO
Title: CSL Tiny House Community	Scale: 1/4":1'0"	Date: 8/28/2025	Rev: A		

Comprehensive Plan

136 E White Oak Ave

Case #26-810-01



Legend



Parcels

Comprehensive
Plan

Residential
Neighborhoods



Residential
Urban
Neighborhoods



Mixed Use

0 75 150 300 US Feet

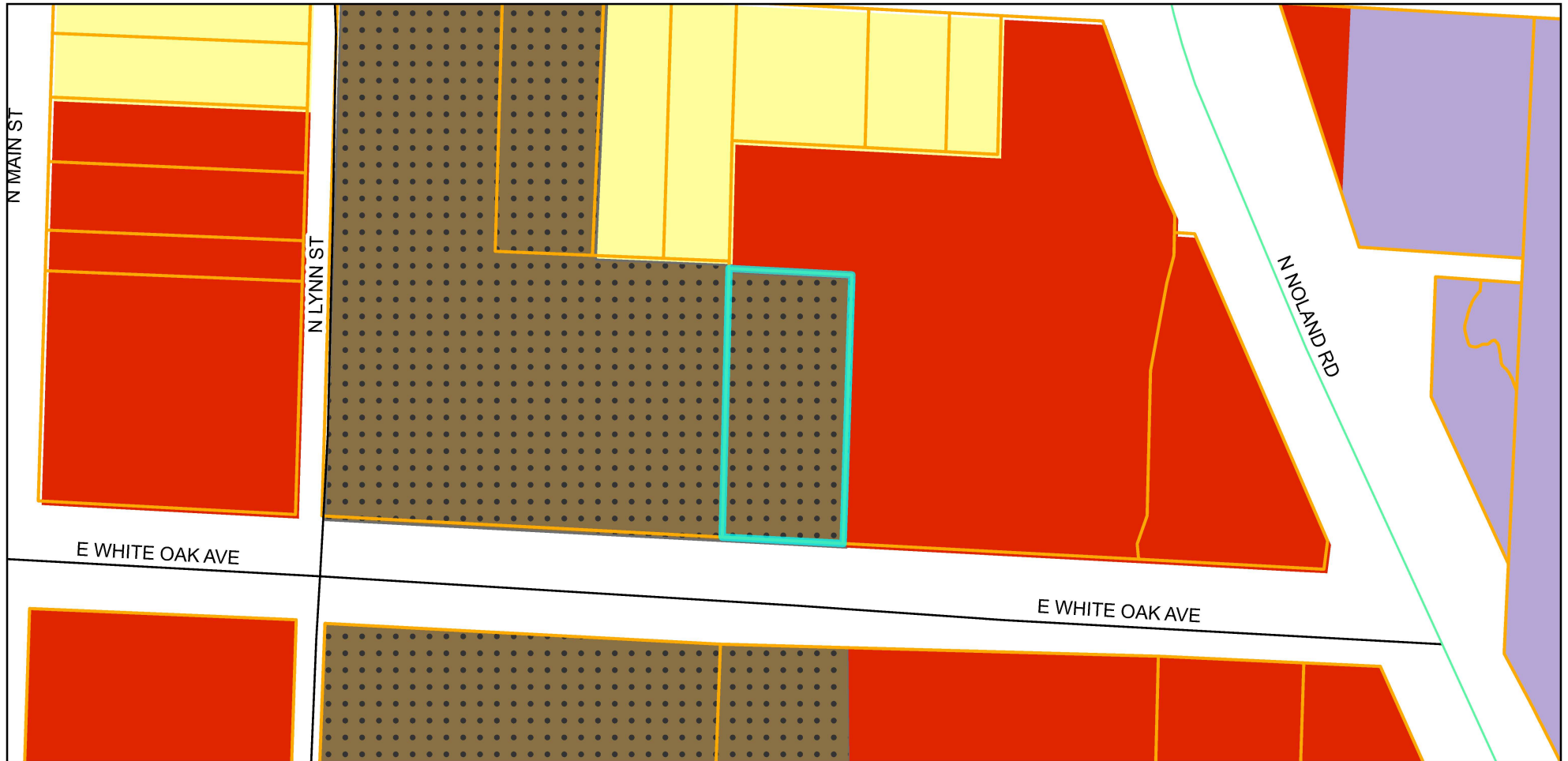
Prepared For: Planning Commission
Meeting Date: June 9, 2026



Zoning Map

136 E White Oak Ave

Case #26-810-01



Legend

Parcels

Zoning District

C-2

I-1

R-30/PUD

R-6

0 75 150 300 US Feet

Prepared For: Planning Commission
Meeting Date: June 9, 2026



MEETING DATE: June 9, 2026

STAFF: Gabe Glaser, Planner

PROJECT NAME: Culinary Collective Institute (CCI) Campus

CASE NUMBER/REQUEST: **Case 26-100-05 – Rezoning – 16523 E US 40 Hwy** - A request to rezone property from R-6 (Single-Family Residential) and C-2 (General Commercial) to C-2 (General Commercial).

APPLICANT: Sebrina Johnson, The Culinary Collective, LLC

PROPERTY LOCATION: 16523 E US 40 Hwy

SURROUNDING ZONING/LAND USE:

North: C-2 (General Commercial) / Restaurant, General Retail, and School
East: C-2 (General Commercial) and R-6 (Single-Family Residential) / Civic Organization
South: R-6 (Single-Family Residential) / Single Family Residence
West: C-2 (General Commercial) / Gas Station

PUBLIC NOTICE:

- Letters to property owners – May 22, 2026
- Public Notice published in the Independence Examiner – May 23, 2026
- Signs posted on property – May 22, 2026

FURTHER ACTION:

Following action by the Planning Commission, this rezoning request is scheduled for first reading by the City Council on July 6, 2026 and the public hearing/second reading on July 20, 2026.

RECOMMENDATION

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

PROJECT DESCRIPTION & BACKGROUND INFORMATION

PROJECT DESCRIPTION: A request to rezone the property from R-6 (Single Family Residential) and C-2 (General Commercial) to C-2 (General Commercial).

Current Zoning: R-6 (Single-Family Residential) and C-2 (General Commercial) **Proposed Zoning:** C-2 (General Commercial)

Current Use: Single-Family Residential **Proposed Use:** Trade School, Café, and Event Space

Zoning History: 1965 – 1980: C-3 (Commercial) and R-1 (Single-Family Residential)

1980 - 2009: C-2 (General Commercial) and R-1b (Single-Family Residential)

2009 - Present: C-2 (General Commercial) and R-6 (Single-Family Residential)

Property History:

Jackson County records indicate the property was developed in 1939. It was annexed into Independence in 1960. Upon adoption of the Zoning Ordinance in 1965, the city assigned a C-3 (Commercial) and R-1 (Single-Family Residential) zoning district designation to the subject site. Since the adoption of the Zoning Ordinance, the subject site has been assigned a dual zoning district classification.

Proposal:

The applicant proposes a multitude of functions for this site including job training programs for culinary students and trade skills; an event space for community events, wellness classes, and farmers markets; and a café. The proposal aims to preserve all existing structures and rehabilitate them for their operations.

Physical Characteristics of Property:

The subject property is approximately 6.26 acres in size and is residential in characteristics. There is a total of three (3) buildings on site including one principal residential dwelling, and two accessory structures. The existing residential dwelling can be defined by bungalow-style architecture. An asphalt driveway provides access to the site from US 40 Highway. The majority of the site is undeveloped and consists of grassland/woodland.

Characteristics of the Area:

The subject site is located at the southeast corner of the intersection of US 40 Highway and Lees Summit Road. The surrounding area is characterized by a variety of commercial uses including a gas station, general retail sales, and restaurants/food services.

ANALYSIS

Consistency with *Independence for All*, Strategic Plan:

The proposed rezoning is supported by the goals and objectives of Independence for All Strategic Plan 2022-2026. The plan seeks to increase the economic prosperity of the community by attracting quality employers and growing business and industry.

Comprehensive Plan Tools and Policies for the Current Designation:

Imagine Independence 2040 designates a residential future land use classification for the subject site. Neighborhood serving commercial developments and civic uses are common in neighborhoods and envisioned within the comprehensive plan. Additionally, this rezoning proposal is supported by Imagine Independence 2040's guiding principle to foster redevelopment opportunities within the City and to revitalize unused or underused property. This guiding principle is supported by a policy to promote affordable commercial space for small startups and new or growing businesses.

Sub-Area Plans:

The subject site is located within the 2013 US 40 Plan Area. In addition to recommending infrastructure improvements and development strategies along the corridor, the plan recommends local-serving community uses, and adaptive reuse of structures, which this proposal would help support.

Zoning:

The subject property does not currently conform to the requirements of its zoning district and is considered legally nonconforming, as it was developed prior to the adoption of the Zoning Ordinance. The proposed rezoning will bring the property into alignment with current regulations and allow it to be used for commercial purposes.

Public Utilities:

The property owner will need to extend sanitary sewer and water to the site. All utility extensions will require engineered plans conforming to city standards.

Floodplain/Stream Buffer:

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

CIP Investments:

There is no capital projects planned for this area.

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 uses for the area. Imagine Independence 2040 provides a guiding principle to foster redevelopment opportunities within the City and to revitalize unused or underused property. This guiding principle is supported by a policy to promote affordable commercial space for small startups and new or growing businesses.

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

The subject site is located within the US 40 Plan Area recommending infrastructure improvements and development strategies along the corridor. The proposed rezoning conforms with the US 40 Plan's recommendation for adaptive reuse of structures, and local-serving community uses.

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

The predominant zoning district classification within this district is general commercial. The proposed rezoning is compatible with the zoning and use of nearby properties.

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

The proposed C-2 zoning is compatible with the existing character of the area.

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

The subject site historically has been occupied as a single-family residence. Rezoning the property to general commercial will permit a trade school and culinary art institute.

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

The subject site was used for single-family residency until this year.

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

The rezoning should have no detrimental effect on area properties. The proposed rezoning fits within the allowed uses and character of the surrounding corridor.

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 will not be used or rehabilitated for the proposed use.

EXHIBITS

1. Cover Letter
2. Application
3. Notification letter
4. Address List
5. Notification Area Map
6. Affidavit
7. Site Plan
8. Comprehensive Plan map
9. Zoning map

03/30/26

Jackson County Planning & Zoning Department
415 E. 12th Street
Kansas City, MO 64106

RE: Rezoning Application – CCI Campus
Property Address: 16523 E. 40 Hwy, Independence, MO 64055
Current Zoning: Residential Requested Zoning: C-2 (Community Commercial)

To the Honorable Planning & Zoning Commissioners and Staff,

On behalf of the Culinary Collective Institute (CCI) and our development team, I am pleased to submit this application for rezoning of the above-referenced 6.5-acre property from its current residential designation to C-2 Community Commercial. This request is the foundational step in activating a transformative community asset that will address critical needs in eastern Jackson County: workforce development, food access, and economic opportunity for underserved populations.

Project Vision: The Dream & Grow Community Campus

Our team has acquired this property with a clear and purposeful vision: to create a multi-purpose campus that serves as a hub for skills training, community gathering, and local economic development. The existing structures on site will be thoughtfully renovated and repurposed as follows:

Existing Structure Proposed Use Community Function

- Single-Family Residence Farm-to-Table Café Job training for culinary students; affordable healthy dining option for community
- Barn (Structure A) Event & Gathering Space Community events, wellness classes, farmers market hub, youth programming
- Barn (Structure B) Trade Skills Training Center HVAC and construction certification programs for adults seeking living-wage careers
- Surrounding Acreage Urban Farm & Educational Gardens Food production, CSA program, hands-on agricultural training

Why C-2 Zoning is Necessary and Appropriate

The requested C-2 Community Commercial designation is the appropriate classification for this mixed-use campus. This zoning category is specifically intended to accommodate:

- Community gathering spaces and places of assembly

- Educational and vocational training facilities
- Limited food service and retail uses that serve the surrounding neighborhood
- Agricultural operations and community gardens as accessory uses

The C-2 designation will allow us to operate these interconnected uses harmoniously while maintaining the rural character and aesthetic integrity of the property. We are not proposing a big-box retail center or high-traffic commercial use. Rather, we are creating a destination for good—a place where neighbors gather, where skills are built, and where fresh food is grown and shared.

Community Impact & Public Benefit

This project is not simply a commercial venture; it is a direct response to the needs expressed by residents of eastern Jackson County. The Dream & Grow Campus will deliver measurable public benefits, including:

1. Workforce Development & Skills Training for Those in Poverty

Jackson County faces a critical shortage of skilled tradespeople. HVAC technicians, construction workers, and culinary professionals are in high demand, yet many of our neighbors in eastern Jackson County lack access to affordable training. Our campus will offer:

- Certified HVAC and construction training for adults in poverty seeking career pathways out of low-wage work
- Culinary arts instruction using produce grown on-site
- Industry-recognized certifications leading directly to family-sustaining wages (\$45,000-\$60,000+ annually)

For every individual who completes our training and enters the workforce, we reduce the strain on social services, decrease poverty rates in eastern Jackson County, and add a skilled taxpayer to the local economy. This is workforce development with a mission.

2. Training the Workforce of the Future

The skilled trades are the backbone of our regional economy, yet the workforce is aging. By 2028, it is estimated that Jackson County will face a deficit of qualified HVAC and construction workers. Our campus will directly address this gap by:

- Partnering with local trade unions and employers to ensure curriculum aligns with industry needs
- Providing hands-on training in actual working environments
- Creating a pipeline from our classrooms to local jobs
- Offering wraparound support services to ensure student success

We are not just training individuals; we are building the workforce that will build Jackson County's future.

3. Economic Growth & Tax Base Enhancement

The renovation and activation of this underutilized property along the 40 Highway corridor will:

- Increase the assessed value of the site, generating additional property tax revenue for Jackson County
- Create permanent living-wage jobs in instruction, food service, and farm operations
- Support local supply chains through equipment and material purchases
- Attract visitors to the Independence area for events and the café, supporting surrounding businesses
- Transform a residential property into a commercial tax generator without requiring new infrastructure

4. Food Access & Community Wellness

The 6.5-acre urban farm will produce thousands of pounds of fresh, organic vegetables annually. Through our CSA program and partnerships with local food access organizations, this produce will reach families in eastern Jackson County food deserts. The café will demonstrate healthy, affordable cooking using ingredients grown steps from the kitchen door, educating the community on nutrition and healthy eating.

5. Youth Inspiration & Positive Outlets

Our partners at the Rays Awareness Foundation will utilize the campus to provide sports and wellness programming for youth in the Independence and eastern Jackson County area. The event barn will host workshops, classes, and gatherings that strengthen community bonds and provide positive alternatives for young people, inspiring them to dream regardless of their circumstances.

6. Preservation & Enhancement of Rural Character

Unlike many commercial developments along the 40 Highway corridor, our project preserves the existing structures and open space that define this area. We are not clear-cutting or building from scratch. We are breathing new life into buildings that have stood for generations, honoring the property's history while adapting it for modern community needs.

Commitment to Good Neighbor Practices

Our team understands the responsibility that comes with a zoning change. We are committed to operating as exemplary neighbors by:

- Maintaining strict adherence to all county codes and health regulations
- Managing traffic and parking to minimize neighborhood disruption
- Preserving buffers and landscaping to maintain residential character
- Engaging with neighboring property owners throughout the development process
- Limiting hours of operation to appropriate times for community use
- Maintaining the rural aesthetic that defines this portion of the 40 Highway corridor

Alignment with Jackson County Planning Goals

This project aligns with multiple objectives identified in Jackson County's comprehensive planning documents:

- Economic Development: Creating living-wage jobs and workforce training
- Community Health: Increasing access to fresh food and wellness programming
- Housing & Neighborhoods: Thoughtful reuse of existing structures
- Transportation & Infrastructure: Activating underutilized property along a major corridor without requiring new infrastructure

Conclusion

We respectfully request that the Planning & Zoning Commission recommend approval of this rezoning application. The Dream & Grow Community Campus represents the best of what thoughtful development can achieve: economic opportunity, workforce solutions for those in poverty, food access, and community connection—all while preserving the character and charm of this unique property along the 40 Highway corridor.

We are not asking for a rezoning to maximize profit. We are asking for a rezoning to maximize community impact. This campus will train the workforce of tomorrow, lift families out of poverty, feed the hungry, and inspire the next generation—all from a property that currently sits underutilized.

We welcome the opportunity to present our plans in person, answer any questions, and demonstrate the broad community support this project has already generated. Please contact me directly at [Your Phone Number] or [Your Email] to schedule a meeting or site visit.

Respectfully submitted,

Sebrina Johnson
CEO
Culinary Collective Institute

Attachments:

- Rezoning Application Form
- Site Plan / Conceptual Drawings

Application Type (check all that apply)

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

Project Information and Location

Project Name
The Provenance

Project Address/Location
16523 E. 40 HWY, Lee Summit 6.5

Sq. Ft. of Building C2/ R1	Acreage C2	Number of Lots/Tracts Residential	Steam Buffer (Yes or No) Cafe, Event Space and Trade
Existing Zoning	Proposed Zoning	Existing Land Use	Proposed Land Use

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

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

Contact Information

Applicant

Sebrina Johnson The Culinary Collective, LLC

Name Company

Address

Phone

Email

Architect/Engineer/Surveyor/Other: Civil Engineer

Raymond Okuagu, PE, SE Premier Engineering Consult

Name

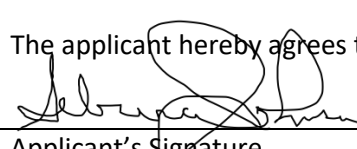
Company

Address

Phone

Email

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


Applicant's Signature

Date

Owner

Sebrina Johnson The Culinary Collective, LLC

Name Company

Address

Phone

Email

Architect/Engineer/Surveyor/Other:

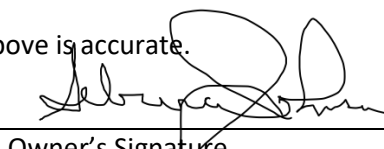
Name

Company

Address

Phone

Email


Owner's Signature

03/30/2026

Date

Property Owner Notification Letter

City of Independence, Missouri

Date: May 22, 2026

Case No. 26-100-05

Dear Property Owner:

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

Proposed Case Type (Check One):

☒ Rezoning

☐ Rezoning/PUD

☐ Special Use Permit

☐ Preliminary Development Plan

Proposed project description: _____

Our vision is to create a multipurpose campus that serves as a hub for skills training, community service agriculture and economic development. The existing buildings will be thoughtfully repurposed.

Applicant: The Culinary Collective, LLC

Location of Property: 16523 E. US 40 HWY, Independence, MO 6

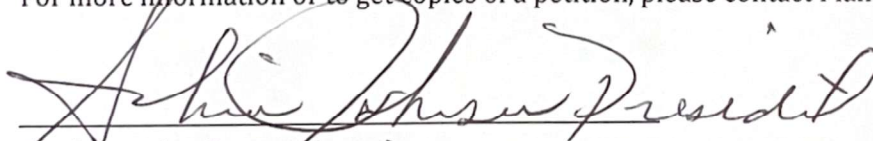
Planning Commission Meeting Date: June 9, 2026, at 6:00 p.m.

City Council Meeting Date: July 20, 2026, at 6:00 p.m.

Location of public hearings: Independence Municipal Commons
20201 E. Jackson Drive, Independence, Missouri, 64057

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)

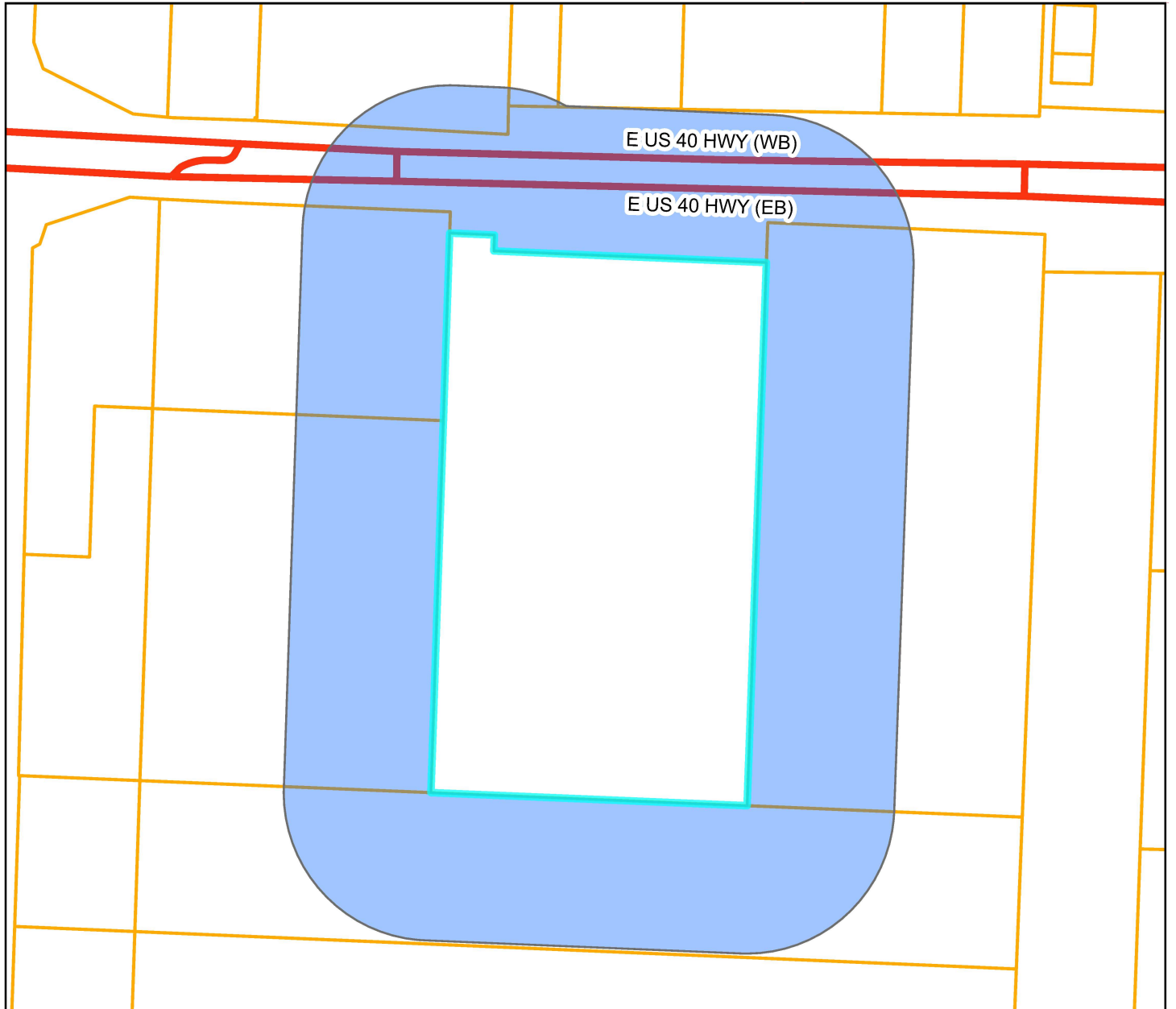
For more information, contact the Community Development Department at 816-325-7421.

Property Address	Property Owner	Owner Address	City	State	ZIP Code
16501 E US 40 HWY	QUIKTRIP CORPORATION	PO BOX 3475	TULSA	OK	74101
16614 E US 40 HWY	J & D ENTERPRISES LLC	16650 E US 40 HWY	INDEPENDENCE	MO	64055
4717 S LEES SUMMIT RD	QUIKTRIP CORPORATION	PO BOX 3475	TULSA	OK	74101
16701 E US 40 HWY	TIREY J FORD POST #21 OF THE AMER LEGION	16701 E US 40 HWY	INDEPENDENCE	MO	64055-5328
PARCEL #34-430-03-36-00-0-00-000	LYNCH KELLY PATRICK & KASEY M	4811 LEES SUMMIT RD	KANSAS CITY	MO	64136
16630 E US 40 HWY	O'REILLY AUTOMOTIVE STORES INC	PO BOX 9167	SPRINGFIELD	MO	65801-9167
16506 E US 40 64055 HWY	27B PROPERTIES LLC	5215 W 94TH TER	PRAIRIE VILLAGE	KS	66207

Notification Area Map

16523 E US 40 Hwy

Case #26-100-05



 Notification Area
 Parcels

0 250 500 1,000 US Feet



Prepared For: Planning Commission
Meeting Date: June 9, 2026

Property Owner Notification Affidavit

STATE OF MISSOURI

COUNTY OF JACKSON

Case No. 26-100-05

I, Julia Johnson 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.**

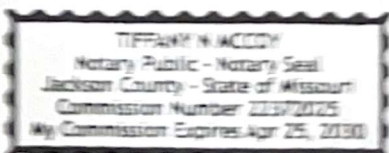
These notices were mailed on the 22 day of May, 2026

Julia Johnson
Signature of Agent, Owner or Attorney

Subscribed and sworn to before me this 22nd day of may, 2026

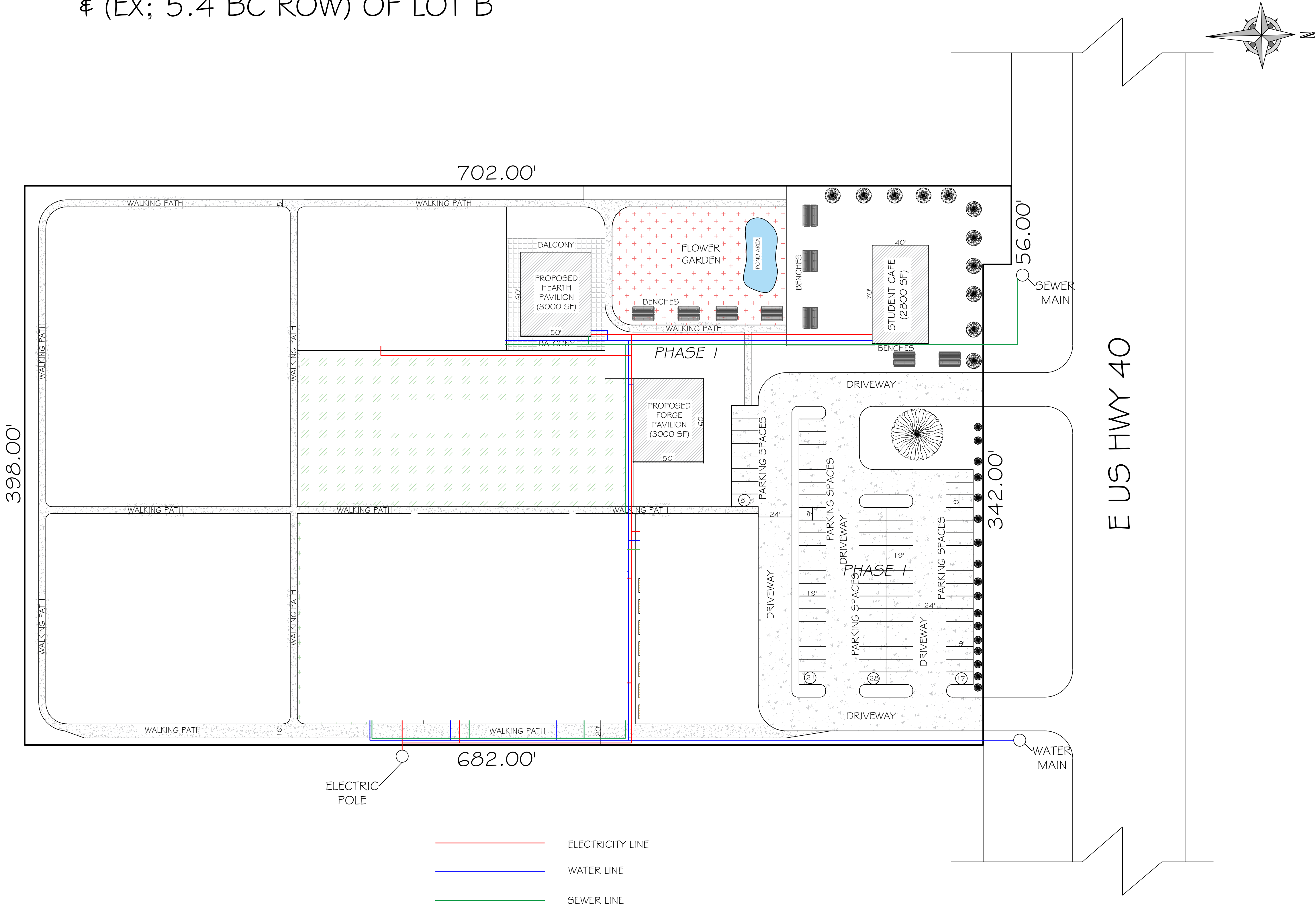
Tiffany McCoy
Notary Public

April 25, 2030
Commission Expiration Date

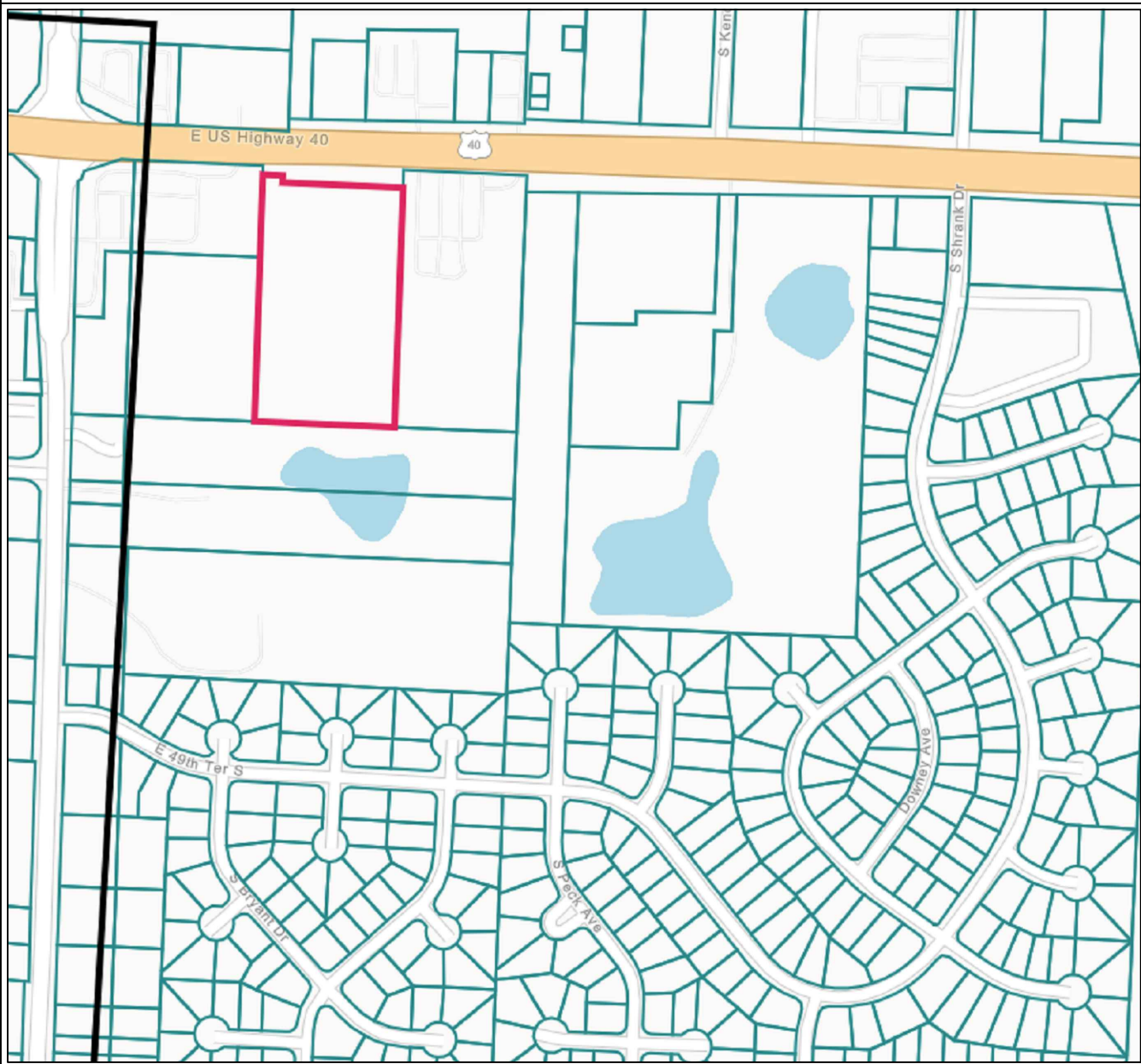


SITE PLAN

LOCATION: 16523 E US Hwy 40, Independence, MO 64055, USA
PARCEL ID: 344300302000000000 / ZONING CODE: R-6 (SINGLE FAMILY RESIDENTIAL)
LEGAL DESCR.,: COMM PLAT JAMES RUSSELL LAN; DS 1 AC OFF E SI OF LOT A & ALL EX E 342 1/2 FT)
& (EX; 5.4 BC ROW) OF LOT B



VICINITY MAP



NOTES

SITE PLAN OF THE PROPERTY UNDER REVIEW
SHOWING THE PROPOSED FARM
LAYOUT DEVELOPMENT.

LOT SIZE

6.256 Acres
=
272,513 SF

SHEET TITLE

SITE PLAN

LOT OWNER:

KNAPP THOMAS
W & SHIRLEY D

DEEN'S CONSULTS

Architects , Planners & Project Managers

ISMAILAOTU@GMAIL.COM

ARCHITECT Deen's consult
DRAWN Deen's consult
CHECKED BY Deen's consult

SCALE: 1"=30' DATE 07-19-2025

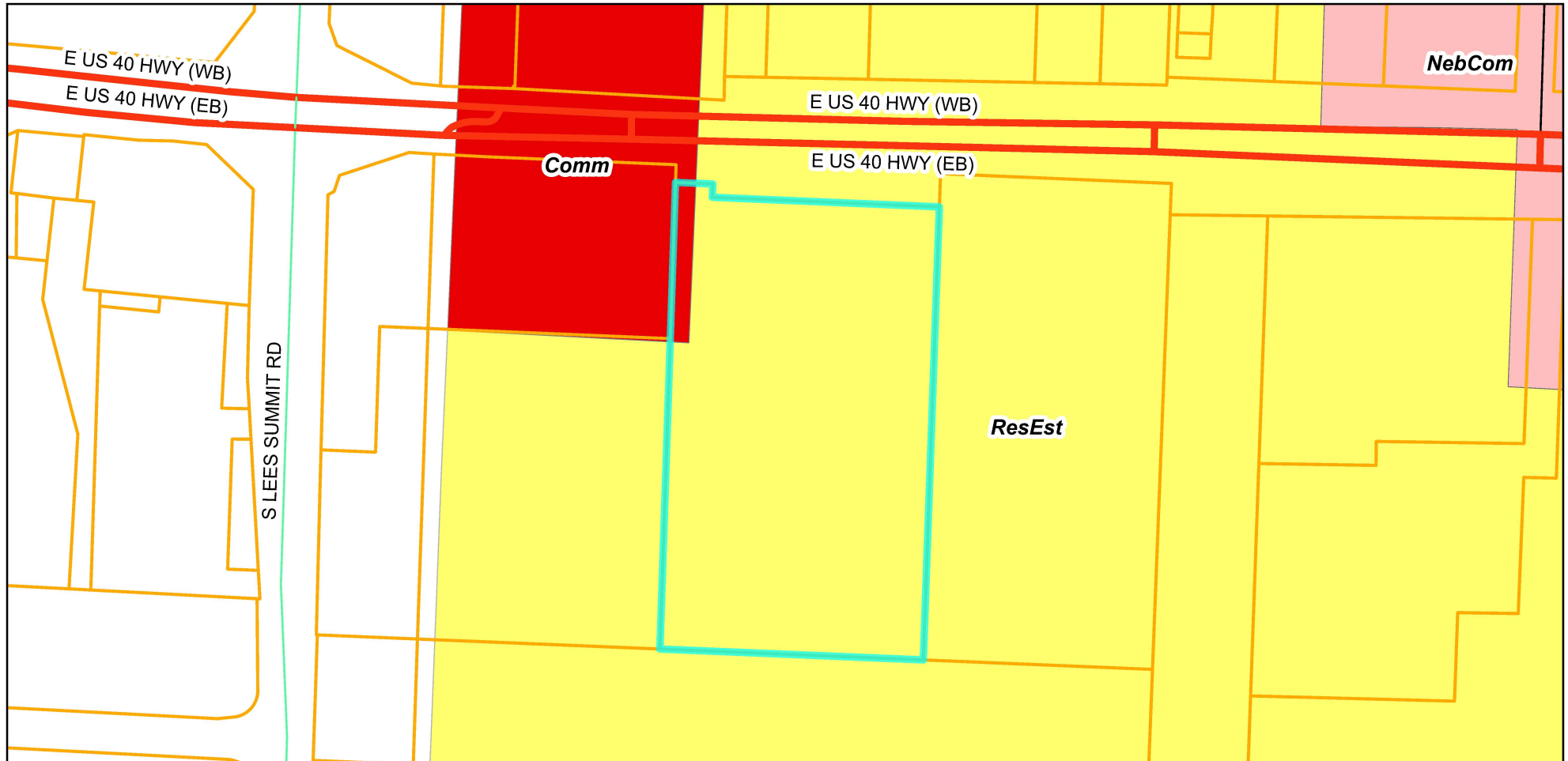
SHEET NO.

001

Comprehensive Plan

16523 E US 40 Hwy

Case #26-100-05



Legend

 Parcels

0 250 500 1,000 US Feet

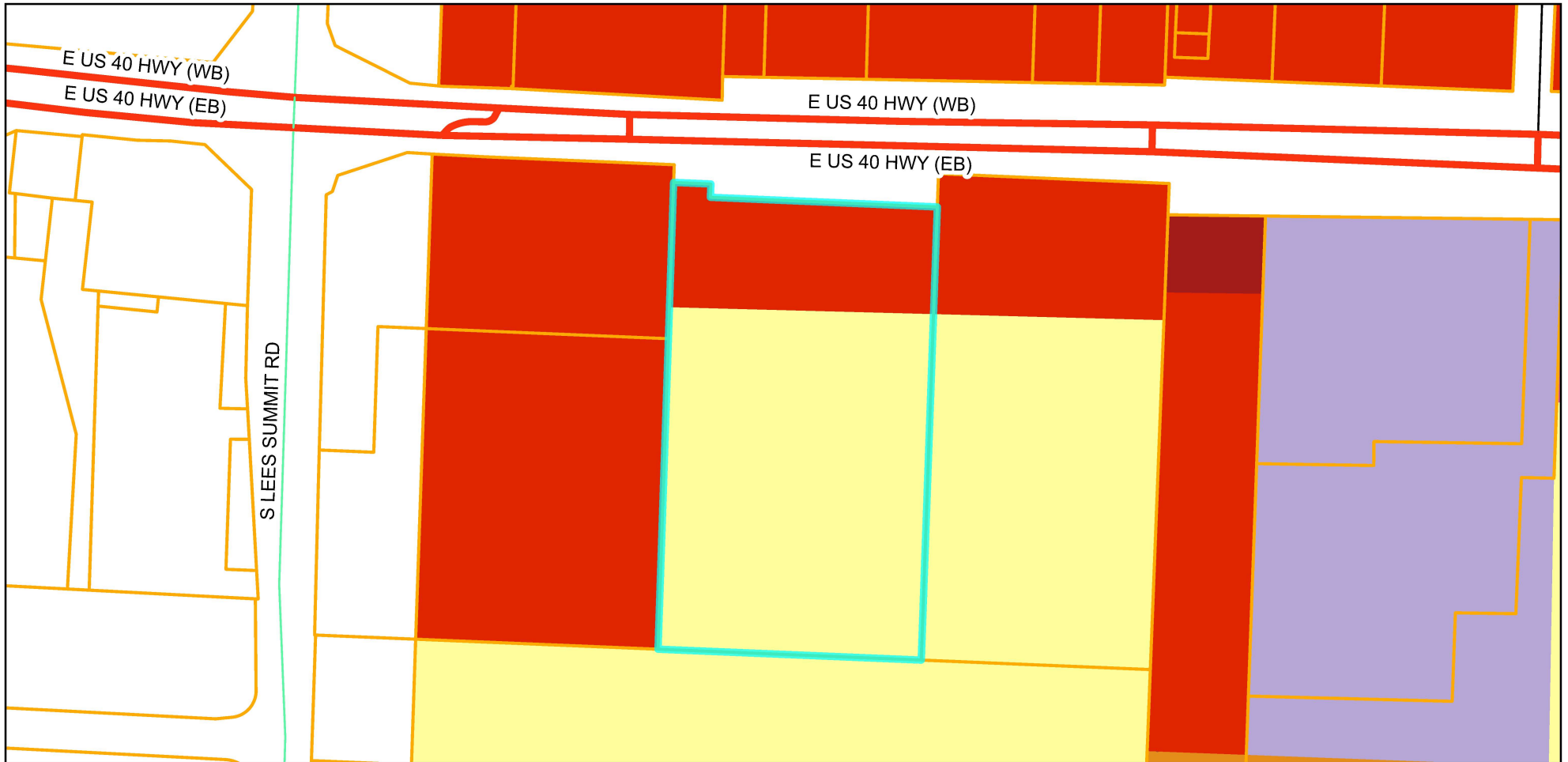
Prepared For: Planning Commission
Meeting Date: June 9, 2026



Zoning Map

16523 E US 40 Hwy

Case #26-100-05



Legend

 Parcels

Zoning District

 C-1

 C-2

 C-3

 I-1

 R-18/PUD

 R-6

0 250 500 1,000 US Feet

Prepared For: Planning Commission
 Meeting Date: June 9, 2026



MEETING DATE: June 9, 2026

STAFF: Gabe Glaser, Planner

PROJECT NAME: Arborlyn

CASE NUMBER/REQUEST: **Case 26-125-03 – Rezoning/PUD – 20691 E US 24 Highway** – A request to rezone the property from R-6 (Single Family Residential) to R-6/PUD (Single Family Residential/Planned Unit Development) and approving a preliminary development plan.

APPLICANT/OWNER: Bryan Rahn, Midwest National Holdings

PROPERTY ADDRESS: 20691 E US 24 Hwy

SURROUNDING ZONING/LAND USE:

North: R-30/PUD (High Density Residential/Planned Unit Development) and C-1 (Neighborhood Commercial)...Right of Way

South: R-A (Residential Agricultural)...Vacant Land

East: R-A (Residential Agricultural)...Low Density Residential

West: R-6 (Single Family Residential)...Single Family Residential Subdivision

PUBLIC NOTICE:

- Letters to adjoining property owners – May 21, 2026
- Public Notice published in the Examiner – May 23, 2026
- Signs posted on property – May 21, 2026

FURTHER ACTION:

Following action by the Planning Commission, this rezoning request is scheduled for first reading by the City Council on July 6, 2026 and the public hearing/second reading on July 20, 2026.

RECOMMENDATION

Staff recommends **APPROVAL** of this Rezoning/Preliminary Development Plan request.

1. The minimum lot size shall be 3,500 square feet.
2. The minimum exterior setback shall be 20 feet from the right-of-way.
3. The minimum interior side setback shall be 3 feet.
4. The minimum lot width at the building line shall be 35 feet.
5. The maximum building height shall be 40 feet.
6. No more than 60 percent of the front yard area may be paved for vehicle use.
7. The development shall meet the parking requirements of City Code Section 14-501-05. No parking area shall allow vehicles to encroach into sidewalks.
8. Stormwater detention facilities shall be provided with each of the three (3) phases as shown on the Preliminary Development Plan.
9. Final development plan must be submitted in accordance with Section 14-703-06.

10. Final plats for the subdivision must be submitted in accordance with Section 14-702-04.
11. This preliminary development plan has not been reviewed for final engineering design compliance. All development engineering must be designed in accordance with City of Independence standards and specification prior to approval of the final development plan.

PROJECT DESCRIPTION & BACKGROUND INFORMATION

PROJECT DESCRIPTION: – A request by Midwest National Holdings for preliminary development plan approval of single-family subdivision consisting of 196 lots.

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

Current Use: Undeveloped tract

Zoning History 1965 – 1974: Unincorporated
1974 – 1980: Unknown
1980 - 2009: R-1b (Single-Family Residential) and R-4 (Apartments)
2009 – R-6 (Single-Family Residential) and R-30/PUD (High Density Residential)

Property History:

In 1974, the subject site was annexed into the City. With the adoption of Ordinance No. 6078 in May 1980, the site received a dual zoning classification of R-1b (Single-Family Residential) and R-4 (Apartments). This zoning designation has remained unchanged since that time.

The final phase of the Little Blue Parkway project was completed in 2013, resulting in the realignment and bisection of Powell Road and establishing the subject site's current configuration.

Proposal:

Arborlyn is a proposed single-family development consisting of 196 lots on approximately 34.50 acres of land along Little Blue Parkway. The subdivision includes seven tracts intended for open space, stormwater detention, and community amenities such as gardens, fitness stations, playgrounds, and naturalized plantings. Open space in the subdivision totals +/-7.3 acres and constitutes approximately 20% of the total site area. The subdivision will be completed in three phases: 41 lots in Phase 1, 75 lots in Phase 2, and 80 lots in Phase 3.

Lots in the subdivision range from 3,500 ft² to 7,000+ ft² in size. The average lot size for the development is 4,109ft². Proposed residential dwelling units will enclose a floor area from +/-1,200ft² to 2,000ft² in size. The architectural elevations for the proposed homes incorporate a range of complementary architectural styles. Key design features include steep gabled rooflines, the use of contrasting façade materials to provide visual interest, and covered front entryways that enhance the overall streetscape character.

Physical Characteristics of Property:

The property consists of 34.50 acres bounded generally by Little Blue Parkway along the eastern edge and adjacent single-family subdivisions to the west and southwest. Rolling terrain and a westerly aspect define the property.

Characteristics of the Areas:

The site is in proximity to the intersection of Little Blue Parkway and US 24 Hwy and is well connected to major arterial and highway routes.

The area to the west of the development site consists of long-established suburban neighborhood fabric, with stable housing, neighborhood schools, and small-scale retail.

A mixture of forested land, low-density residential uses, open rural land, agricultural fields and undeveloped land characterize areas to the south and east.

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

The project fits within Independence for All Strategic Plan's goal to achieve livability, choice, access, health and safety through a quality-built environment.

Comprehensive Plan Tools and Policies for the Current Designation:

Arborlyn is consistent with the Tools & Policies of the Neighborhoods & Housing element of Imagine Independence Comprehensive Plan 2040. The proposed development represents contiguous growth, expanding existing neighborhoods eastward and maximizing use of current infrastructure. Multiple open space tracts offer recreation areas, native plantings, and a community garden, meeting the policy of open space and recreational accessibility. Further, a variety of home sizes and designs provide options suitable for a range of household types, including residents seeking smaller lots or accessible layouts.

Zoning:

The proposed R-6/PUD zoning district classification provides flexibility in both lot dimensions and building design standards. The district permits minimum lot sizes of 3,500 square feet, supporting a more compact and efficient neighborhood layout.

Historic and Archeological Sites:

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

Public Utilities:

The proposed development is adjacent to existing infrastructure (water, sewer and electric). Engineering plans will be needed for all proposed infrastructure extensions serving the proposed subdivision. Proposed easements will be provided for public utilities at the time of final platting.

Floodplain/Stream Buffer:

The proposed development is not located within any floodplains nor is it affected by stream buffers.

CIP Investments:

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

Parking:

Each lot is provided with a 20-foot-wide driveway and a garage. The proposed development meets the minimum parking requirements of the Development Code.

Traffic Study:

A traffic study prepared for the proposed 196-lot single-family residential subdivision concludes that the surrounding roadway network is capable of accommodating the traffic generated by the development. Additionally, a field review conducted as part of the study verified that the proposed access onto Little Blue Parkway provides adequate sight distance in both directions.

Amenities:

Active recreation opportunities are integrated into the development. A sport field area and playground are located in the southwest corner of the subdivision, and outdoor fitness stations and park benches are scattered along walking paths around the site.

A community garden and pollinator garden in the northern corner of the subdivision offers ecological and education value, and opportunities for resident gardening and interaction.

Lot and Building Standards:

The proposed development deviates from the lot and building standards prescribed in the Unified Development Ordinance for conventional developments. Smaller, more compact lots are proposed. Lot sizes range from a minimum of 3,500 square feet to as large as 7,000+ square feet.

REVIEW CRITERIA

Recommendations and decisions for proposed planned unit development rezoning and its accompanying preliminary development plan must be based on consideration of the criteria listed in Section 14-703-05-H:

1. **The consistency with the Comprehensive Plan.**
The Comprehensive Plan envisions Residential Neighborhoods for this area. Arborlyn aligns the Tools & Policies of the Neighborhood & Housing element of Imagine Independence Comprehensive Plan 2040, providing accessible recreation and open space, a range of household types, and connects efficiently to existing infrastructure.
2. **The consistency with the PUD standards of Section 14-902, including the statement of purpose.**
The preliminary development plan is consistent with the PUD standards of Section 14-902, promoting an attractive and functional residential development compatible with the surrounding area, can be efficiently served by existing utilities, and is consistent with the comprehensive plan.
3. **The nature and extent of Common Open Space in the PUD.**
Common open space offers active and passive recreation areas, including community gardens, a playground and sport field, and walking paths throughout the subdivision.
4. **The reliability of the proposals for maintenance and conservation of Common Open Space.**
Covenants and restrictions will be required to be recorded concurrently with the final plan for this subdivision.

5. **The adequacy or inadequacy of the amount and function of Common Open Space in terms of the densities and dwelling types proposed in the plan.**
20% of the overall site is dedicated as open space. The proposed open space consists of a mixture of landscaping, stormwater detention facilities, and recreation areas and is spread throughout the subdivision.
6. **The extent to which the proposed use will adversely affect the capacity of safety portions of the street network or present parking problems in the vicinity of the property. Whether adequate provision for public services, provides adequate control over vehicular traffic, and furthers the amenities of light and air, recreation, and visual enjoyment.**
A traffic study was conducted on the proposed development's impact on the street network and determined the existing street network can adequately accommodate the traffic generation from the development. A northbound left turn lane will be added on Little Blue Parkway to enter the subdivision.
7. **The extent to which the proposed use will have a substantially adverse effect on adjacent property and the development or conservation of the neighborhood area.**
No adverse impacts to adjacent properties are expected as a result of this development. The development is compatible with adjacent developments.
8. **Whether potential adverse impacts have been mitigated to the maximum practical extent.**
Storm water, sanitary sewer and traffic issues have been reviewed and are or will be mitigated.
9. **Whether the Preliminary Development Plan represents such a unique development proposal that it could not have accomplished through use of (non-PUD) conventional zoning regulations.**
The PUD allows the developer to cluster lots and reduce lot sizes in exchange for shared community space.
10. **The sufficiency of the terms and conditions proposed to protect the interest of the public and the residents of the PUD in the case of a plan that proposes development over a period of years.**
This project proposes building detention facilities at the time of each phase of the development. The project phasing complies with the Development Code.

EXHIBITS

1. Narrative
2. Application
3. Notification letter
4. Notification area map
5. Notification addresses
6. Mailing affidavit
7. Preliminary Development Plan
8. Elevation Packet
9. Preliminary Storm Study
10. Traffic Impact Study
11. Zoning map
12. Comprehensive Plan map

Project Overview

Arborlyn is planned as a residential community offering attainable detached single-family homes with a cohesive architectural identity and meaningful elevation variety. The Arrival Series product line is intended to provide efficient home layouts, front-loaded garage plans, varied porch conditions, and a streetscape with distinct roof forms, window compositions, and siding arrangements.

Submittal Contents

- Arrival Series Elevations
- Arrival Series Floorplans
- Architectural Diversity Approach

Streetscape Diversity Strategy

The Arrival Series is intended to avoid a repetitive streetscape by mixing roof forms, porch conditions, siding patterns, upper-story massing, and window arrangements.

Sample Plans and Future Housing Products

The floorplans and elevations included in this presentation represent a sample of the proposed Arrival Series housing collection for Arborlyn. Additional floorplans, architectural elevations, exterior material combinations, and color palettes will be incorporated as the community progresses through final design and construction. Additional two-story home designs are anticipated, and ranch-style homes are currently in development to expand housing choice and further enhance neighborhood diversity.

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

Arborlyn

Project Name

2069 E US 24 Hwy Independence, MO 64056

Project Address/Location

NA	33.87	181/3	No
Sq. Ft. of Building	Acreage R-6/PUD	Number of Lots/Tracts	Stream Buffer (Yes or No)
R6 and R30PUD	No Change	Vacant AG Land	Single Family
Existing Zoning	Proposed Zoning	Existing Land Use	Proposed Land Use

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

- | | |
|--|--|
| ☒ Completed & Signed Application Form | ☒ 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

Bryan Rahn Midwest National Holdings

Name Company

Address

Phone Email

Architect/Engineer/Surveyor/Other:

Richard Michael HG Consult Inc.

Name Company

Address

Phone Email

Owner

Bryan Rahn Midwest National Holdings

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.

 03/25/2026
Applicant's Signature Date

 03/25/2026
Owner's Signature Date

Property Owner Notification Letter

City of Independence, Missouri

Date: 5-21-26

Case No. 26-125-03

Dear Property Owner:

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

Proposed Case Type (Check One):

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

Proposed project description: Rezoning from R-6 and R30 PUD to R-6PUD

PARCEL 16-140-03-01-01-1-00-000

Applicant: Midwest National Holdings, LLC

Location of Property: 20691 E US 24 HWY MAP ATTACHED

Planning Commission Meeting Date: JUNE 9TH, 2026, at 6:00 p.m.

City Council Meeting Date: JULY 20, 2026, at 6:00 p.m.

Location of public hearings: Independence Municipal Commons
20201 E. Jackson Drive, Independence, Missouri, 64057

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.

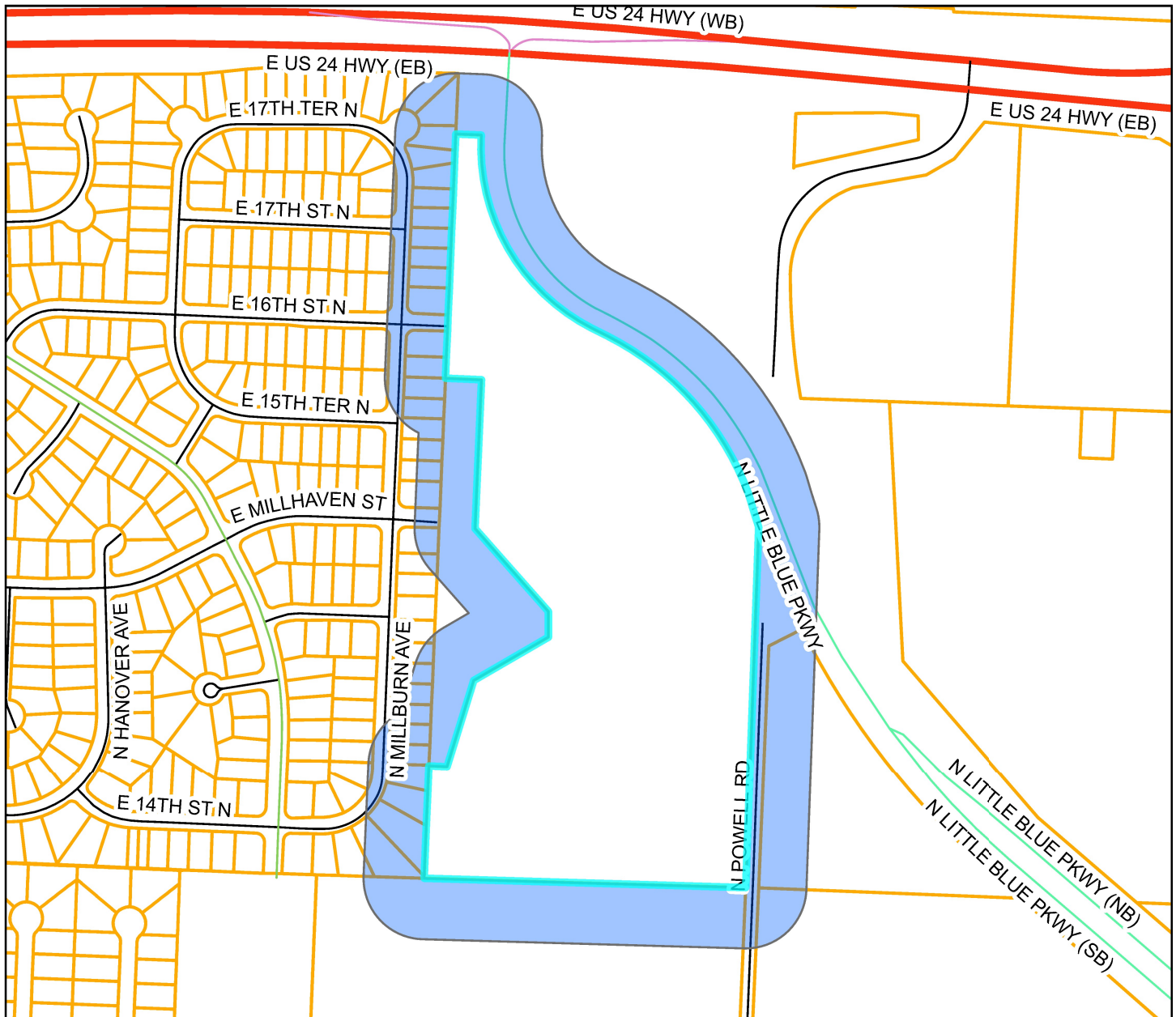
Bryan Rahn APPLICANT
Applicant (or Owner/Agent)

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

Notification Area Map

20691 E US 24 Hwy

Case #26-125-03



 Notification Area
 Parcels

0 250 500 1,000 US Feet



Prepared For: Planning Commission
Meeting Date: June 9, 2026

Parcel ID	Property Address	Property Owner	Owner Address	City	State	ZIP Code
16-600-01-01-02-0-00-000	1121 N POWELL RD	RAINE ELIZABETH CARLYLE-TRUSTEE	449 E FRANKLIN	LIBERTY	MO	64068
16-140-12-05-00-0-00-000	1400 N MILLBURN AVE	ZELAYA NANCY	1400 N MILLBURN AVE	INDEPENDENCE	MO	64056
16-140-10-12-00-0-00-000	1401 N MILLBURN AVE	HORNING PENNY J	1401 N MILLBURN AVE	INDEPENDENCE	MO	64056
16-140-13-01-00-0-00-000	1401 N POWELL RD	HANCOCK SARAH M	908 N OSAGE	INDEPENDENCE	MO	64050
16-140-10-11-00-0-00-000	1403 N MILLBURN AVE	HUFF DAVID B	1403 N MILBURN AVE	INDEPENDENCE	MO	64056
16-140-12-06-00-0-00-000	1404 N MILLBURN AVE	SLOAN WILLIAM ELLIS & SONIA M	1404 MILBURN AVE	INDEPENDENCE	MO	64056-1427
16-140-10-10-00-0-00-000	1405 N MILLBURN AVE	BR GPC JV LLC	PO BOX 683	LEES SUMMIT	MO	64063
16-140-12-07-00-0-00-000	1406 N MILLBURN AVE	JONES ERNEST	1406 N MILLBURN AVE	INDEPENDENCE	MO	64056
16-140-10-09-00-0-00-000	1407 N MILLBURN AVE	ELLIS RICK J & SANDRA K	1407 MILLBURN AVE	INDEPENDENCE	MO	64055
16-140-10-08-00-0-00-000	1409 N MILLBURN AVE	MILNER KELLY	1409 N MILLBURN AVE	INDEPENDENCE	MO	64056
16-140-10-07-00-0-00-000	1411 N MILLBURN AVE	CSMA BLT LLC	1850 PARKWAY PL STE 900	MARIETTA	GA	30067
16-140-10-06-00-0-00-000	1415 N MILLBURN AVE	LICHTE AMY K	1415 N MILLBURN AVE	INDEPENDENCE	MO	64056
16-140-10-05-00-0-00-000	1417 N MILLBURN AVE	BAF ASSETS LLC	5001 PLAZA ON THE LAKE STE 200	AUSTIN	TX	78746
16-140-10-03-00-0-00-000	1423 N MILLBURN AVE	TRAVIS JAMES E & MARY A	1423 MILBURN AVE	INDEPENDENCE	MO	64056
16-140-10-02-00-0-00-000	1425 N MILLBURN AVE	WRIGHT HARRY D & CHERRY A	1425 MILLBURN	INDEPENDENCE	MO	64056
16-140-10-01-00-0-00-000	1429 N MILLBURN AVE	HULTZ MEGAN M	1429 N MILLBURN AVE	INDEPENDENCE	MO	64056
16-140-08-08-00-0-00-000	1501 N MILLBURN AVE	BOLIN CORY L & JESSICA L	1501 N MILLBURN AVE	INDEPENDENCE	MO	64056
16-140-08-07-00-0-00-000	1505 N MILLBURN AVE	ANC VENTURE HOLDINGS LLC	4621 S SHRANK DR	BLUE SPRINGS	MO	64015
16-140-08-06-00-0-00-000	1509 N MILLBURN AVE	GOINGS AARON & HEIDI	1509 N MILLBURN AVE	INDEPENDENCE	MO	64056
16-140-08-05-00-0-00-000	1513 N MILLBURN AVE	OAKES THOMAS D JR	1513 MILLBURN AVE	INDEPENDENCE	MO	64056
16-140-08-04-00-0-00-000	1517 N MILLBURN AVE	WILLIAMS ROBERT	1321 S HOME AVE	INDEPENDENCE	MO	64052
16-140-08-03-00-0-00-000	1521 N MILLBURN AVE	POWERS WILLIAM W & JULIA R	1521 N MILLBURN AVE	INDEPENDENCE	MO	64056
16-140-08-02-00-0-00-000	1525 N MILLBURN AVE	BOND ANGELA L	1525 MILBURN	INDEPENDENCE	MO	64056
16-140-08-01-00-0-00-000	1529 N MILLBURN AVE	PEMBERTON AMANDA J	1529 MILBURN AVE	INDEPENDENCE	MO	64056
16-140-04-14-00-0-00-000	1601 N MILLBURN AVE	WILLIAMS AUSTIN LEVI	1601 N MILLBURN AVE	INDEPENDENCE	MO	64056
16-140-04-13-00-0-00-000	1605 N MILLBURN AVE	AO PROPCO 1 LLC	199 LAFAYETTE ST APT 7A	NEW YORK	NY	10012
16-140-04-12-00-0-00-000	1609 N MILLBURN AVE	WILLEMS JAIME	1609 N MILBURN AVE	INDEPENDENCE	MO	64056
16-140-04-11-00-0-00-000	1613 N MILLBURN AVE	VONDA J WILLIAMS REVOCABLE TR AGREEMNT DATED 06-03-2020	3804 S ROGERS CIR	INDEPENDENCE	MO	64055
16-140-04-10-00-0-00-000	1617 N MILLBURN AVE	KROCZA ALAN GILBERT	1617 N MILLBURN AVE	INDEPENDENCE	MO	64056
16-140-04-09-00-0-00-000	1701 N MILLBURN AVE	WINTER JAMES & TAMMARA	1701 N MILLBURN AVE	INDEPENDENCE	MO	64056
16-140-05-03-00-0-00-000	1704 N MILLBURN AVE	ATHERTON JOSHUA L	1704 N MILLBURN AVE	INDEPENDENCE	MO	64056
16-140-04-08-00-0-00-000	1705 N MILLBURN AVE	FORD ROBERT T & BETTY L	1705 MILLBURN	INDEPENDENCE	MO	64056
16-140-04-16-00-0-00-000	1709 N MILLBURN AVE	QUALITY CUSTOM PROPERTIES LLC	PO BOX 3194	INDEPENDENCE	MO	64055
16-140-04-15-00-0-00-000	1713 N MILLBURN AVE	RS RENTAL I LLC	199 LAFAYETTE ST FL 7	NEW YORK	NY	10012
16-140-04-05-00-0-00-000	1717 N MILLBURN AVE	MURPHY KYLE L	1717 N MILLBURN AVE	INDEPENDENCE	MO	64056
16-140-04-04-00-0-00-000	1721 N MILLBURN AVE	DRUMHELLER CHRISTOPHER D	1721 MILBURN	INDEPENDENCE	MO	64056
16-140-04-03-00-0-00-000	1725 N MILLBURN AVE	MOSIER DEBRA L	1725 MILLBURN AVE	INDEPENDENCE	MO	64056
16-140-10-16-00-0-00-000	20305 E 14TH ST	HARP MATTHEW E & JENNIFER L	20305 E 14TH ST N	INDEPENDENCE	MO	64056
16-140-10-15-00-0-00-000	20307 E 14TH ST	US SFE ASSET COMPANY 5 LLC	5001 PLAZA ON THE LAKE STE 200	AUSTIN	TX	78746
16-140-12-04-00-0-00-000	20308 E 14TH ST	WEIKEL GIEANI M	20308 E 14TH TER N	INDEPENDENCE	MO	64056
16-140-10-14-00-0-00-000	20309 E 14TH ST	BOLLINGER SCOTT EDWARD & MELINDA SUE-TRU	1202 NW 164TH ST	SMITHVILLE	MO	64089
16-140-10-13-00-0-00-000	20311 E 14TH ST	PUGH IESHA L	20311 E 14TH ST N	INDEPENDENCE	MO	64056
16-140-07-04-00-0-00-000	20416 E 15TH TER	HOENSHELL PAUL JR & TIESSIA ANN	20416 E 15TH TER N	INDEPENDENCE	MO	64056
16-140-06-04-00-0-00-000	20416 E 16TH ST	GENGLER STEVEN R & DEBRA A	20416 16TH STREET N,	INDEPENDENCE	MO	64056
16-140-05-04-00-0-00-000	20416 E 17TH ST	JOHNSON SARAH	20416 E 17TH ST N	INDEPENDENCE	MO	64056
16-140-07-01-00-0-00-000	20417 E 16TH ST	RICHARDSON HEATHER	20417 E 16TH ST N	INDEPENDENCE	MO	64056
16-140-06-01-00-0-00-000	20417 E 17TH ST	VINEBROOK HOMES BORROWER 2 LLC	3500 PARK CENTER DR STE 100	DAYTON	OH	45414
16-600-01-02-00-0-00-000	20500 E BUNDSCHU RD	WOODY WILLIAM R	1006 ALLEN RD	INDEPENDENCE	MO	64050
16-140-03-01-01-1-00-000	20691 E US 24 HWY	ROGERS RICHARD R	303 20TH AVE N	GREENWOOD	MO	64034
16-140-03-01-02-0-00-000	NO ADDRESS ASSIGNED BY CITY	CITY OF INDEPENDENCE	INDEPENDENCE MUNICIPAL COMMONS 20201 E. JACKSON DRIVE	INDEPENDENCE	MO	64057

Property Owner Notification Affidavit

STATE OF MISSOURI

COUNTY OF JACKSON

Case No. 26-125-03

I, Bryan Rahn, of lawful age being first duly sworn upon oath, state:

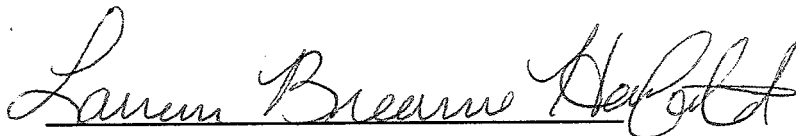
That I am the (agent, owner, attorney) for the property for which the application was filed and did, not later than fifteen (15) days prior to the date of the public hearing scheduled before the Planning Commission, mail notices to all persons owning property within 185 feet of the subject property.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

These notices were mailed on the 22 day of May, 2026.



Signature of Agent, Owner or Attorney

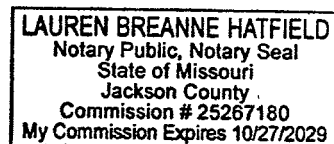
Subscribed and sworn to before me this 26 day of May, 2026.



Notary Public

October 27 2029

Commission Expiration Date



THE LOCATION GUARANTEED DRAWINGS PROJECTS (V) 2025-2026/2025/25.028 ARBORLYN AT BLUE TRACE (MARG DEVELOPMENT) (TITLE) BASE, FILED 25.028 PRELIMINARY PLAT 2/06
PLAT DATE 2/15/2026 12:13 PM BY STATE

SHEET INDEX

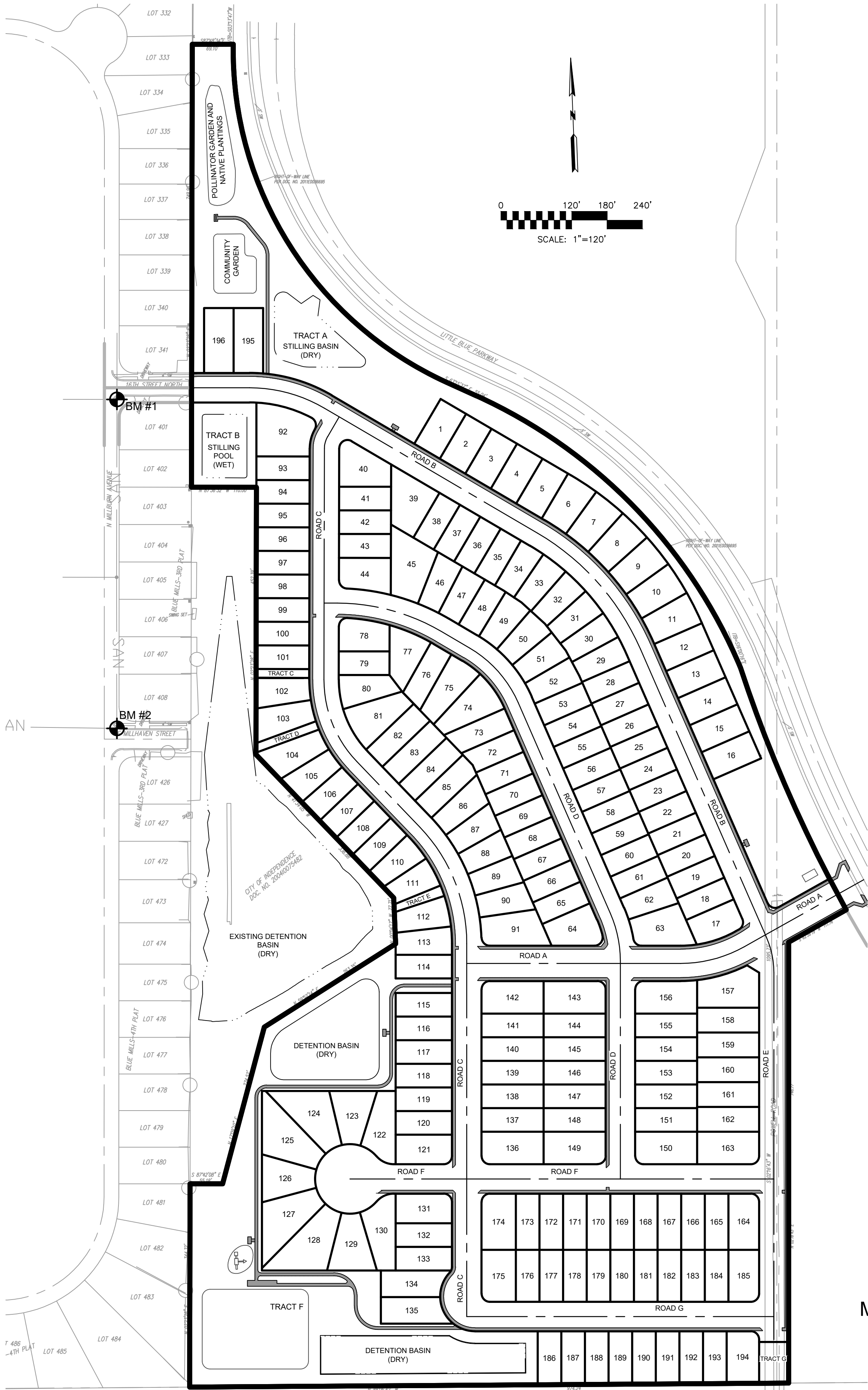
1. TITLE SHEET
2. EXISTING CONDITIONS
3. OVERALL LAYOUT AND PHASING
4. NORTH LOT DIMENSIONS
5. CENTER LOT DIMENSIONS
6. SOUTH LOT DIMENSIONS
7. OVERALL GRADING PLAN
8. SITE PLAN WITH FOOTPRINTS
9. LANDSCAPE PLAN

LEGEND

---	Existing Section Line	---	Proposed Right-of-Way
---	Existing Right-of-Way Line	---	Proposed Property Line
---	Existing Lot Line	---	Proposed Lot Line
---	Existing Easement Line	---	Proposed Easement
---	Existing Curb & Gutter	---	Proposed Curb & Gutter
---	Existing Sidewalk	---	Proposed Sidewalk
---	Existing Storm Sewer	---	Proposed Storm Sewer
---	Existing Storm Structure	---	Proposed Storm Structure
---	Existing Waterline	---	Proposed Fire Hydrant
---	Existing Gas Main	---	Proposed Waterline
---	Existing Sanitary Sewer	---	Proposed Sanitary Sewer
---	Existing Sanitary Manhole	---	Proposed Sanitary Manhole
---	Existing Contour Major	---	Proposed Contour Major
---	Existing Contour Minor	---	Proposed Contour Minor
---		---	Future Curb & Gutter

PROJECT BENCHMARK:

- #1 CENTER OF EXISTING SANITARY SEWER MANHOLE APPROX. 20 FEET SOUTH OF CENTERLINE OF EAST 16TH STREET NORTH AND APPROX. 20 FEET EAST OF THE CENTERLINE OF NORTH MILBURN AVENUE. N: 1079754.49 E: 2835313.11 TOP ELEV. 880.36
- #2 CENTER OF EXISTING SANITARY SEWER MANHOLE APPROX. 18 FEET NORTH OF CENTERLINE OF EAST MILLHAVEN STREET AND APPROX. 21 FEET EAST OF THE CENTERLINE OF NORTH MILBURN AVENUE. N: 1079197.92 E: 2835290.81 TOP ELEV. 864.06

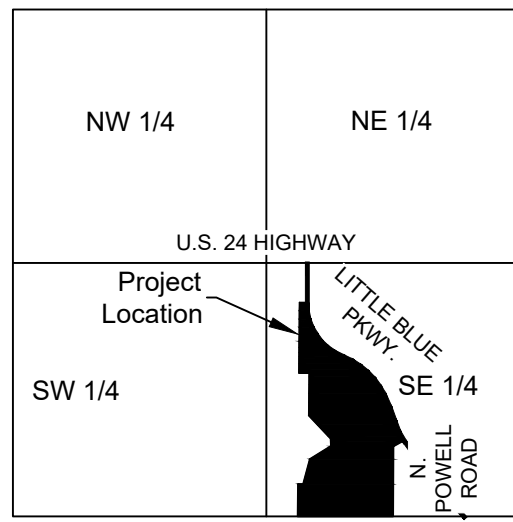


PRELIMINARY PLAT

"ARBORLYN AT BLUE TRACE"

LOTS 1 THRU 196, TRACTS A, B, C, D, E, F & G

ALL THAT PART OF THE SE 1/4, SECTION 21, TOWNSHIP 50 NORTH, RANGE 31 WEST,
IN THE CITY OF INDEPENDENCE, JACKSON COUNTY, MISSOURI



LOCATION MAP
SECTION 21-T50N-R31W
Scale 1" = 2000'

LEGAL DESCRIPTION:

All that part of the Southeast Quarter of Section 21, Township 50 North, Range 31 West, now in the City of Independence, Jackson County, Missouri more particularly described by R. Kevin Sterrett, Mo. PLS #2469 of Hg Consult, Inc. as follows:

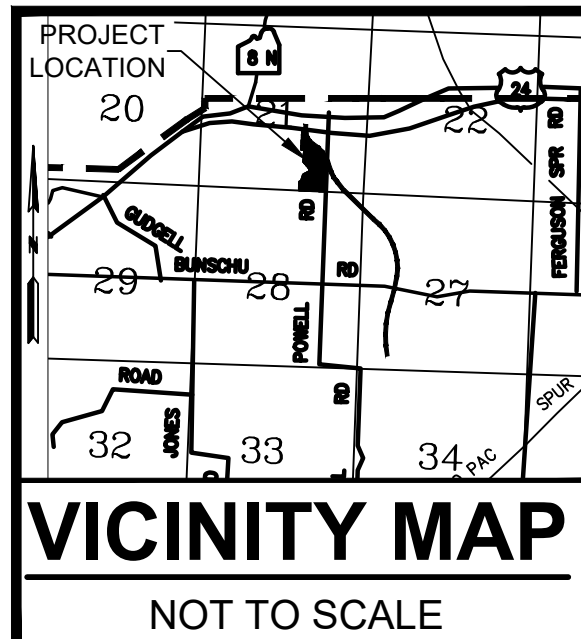
COMMENCING at the Northwest Corner of the Southeast Quarter of said Section 21; thence South 87 degrees 44 minutes 44 seconds East, along the North line of said Southeast Quarter, a distance of 329.78 feet; thence South 02 degrees 15 minutes 16 seconds West, a distance of 212.57 feet to the Northeast corner of BLUE MILLS - 3RD PLAT, a subdivision in the City of Independence, Jackson County, Missouri, as now established; thence South 02 degrees 23 minutes 28 seconds West, a distance of 175.29 feet along the east line of said Blue Mills- 3rd Plat and to the POINT OF BEGINNING; thence S87 degrees 48 minutes 34 seconds East, a distance of 69.10 feet to the West right of way line of said Little Blue Parkway, as now established; thence Southerly and Southeasterly, along the west right of way line of said Little Blue Parkway, along a curve to the left, with a radius of 618.00 feet, a central angle of 66 degrees 29 minutes 24 seconds, and whose initial tangent bearing is South 03 degrees 13 minutes 47 seconds West, an arc length of 717.17 feet to a point of tangency; thence continuing along said West right of way line, South 63 degrees 15 minutes 37 seconds East, a distance of 55.04 feet to a point of curvature; thence Southeasterly and Southerly, continuing along said west right of way line, along a curve to the right, having a radius of 880.00 feet and a central angle of 42 degrees 44 minutes 30 seconds, an arc length of 656.47 feet; thence Southeasterly, continuing along said west right of way line, along a curve to the left, with a radius of 2,415.95 feet, a central angle of 10 degrees 37 minutes 47 seconds, and whose initial tangent bearing is South 16 degrees 00 minutes 16 seconds East, an arc length of 448.22 feet; thence South 62 degrees 58 minutes 19 seconds West, a distance of 111.76 feet to a line 20 feet East of and parallel with the East line of the West Half of said Section 21; thence South 02 degrees 16 minutes 43 seconds West, along said line 20 feet East of and parallel with the East line of the West Half of said Section 21, a distance of 746.64 feet to the South line of the Southeast Quarter of said Section 21; thence North 88 degrees 06 minutes 42 seconds West, along said South line, a distance of 1014.24 feet to the Southeast corner of BLUE MILLS - 4TH PLAT, a subdivision in the City of Independence, Jackson County, Missouri, as now established; thence North 02 degrees 23 minutes 28 seconds East, along the East line of said BLUE MILLS - 4TH PLAT, a distance of 344.32 feet; thence South 87 degrees 42 minutes 08 seconds East a distance of 55.18 feet; thence North 17 degrees 09 minutes 10 seconds East, a distance of 274.52 feet; thence North 59 degrees 52 minutes 14 seconds East, a distance of 263.35 feet; thence North 00 degrees 04 minutes 17" West, a distance of 77.71 feet; thence North 41 degrees 34 minutes 05 seconds West, a distance of 336.88 feet; thence North 02 degrees 23 minutes 28 seconds East, a distance of 452.39 feet; thence North 87 degrees 36 minutes 32 seconds West, a distance of 110.00 feet to the East line of said BLUE MILLS - 3RD PLAT; thence North 02 degrees 23 minutes 28 seconds East, along said East line, a distance of 749.96 feet to the POINT OF BEGINNING. Containing 1,503,075 square feet or 34.506 acres, more or less.

NOTES:

1. Tract "A, B, C, D, E, F" is intended for open space, utility infrastructure and stormwater detention. Tract "G" is intended for open space, utility infrastructure and possible future right-of-way. All tracts shall be owned and maintained by the Arborlyn at Blue Trace Home Owners' Association.
2. Lots 1 thru 39, 195 & 196, Tracts A & B will be constructed in the First Phase (41 Lots). Lots 40 thru 114, Tracts C, D, E & F will be constructed in the Second Phase (75 Lots). Lots 115 thru 194, Tract G will be constructed in the Third Phase (80 Lots).
3. Developer will construct infrastructure as needed to support the phasing shown on this plan. This would include items such as storm sewer, water distribution, and sanitary sewer, street lighting, street signing and pavement marking. These items will be shown and detailed on the construction plans.
4. According to the FEMA Flood Insurance Rate Version Number 2.6.4.6 Map Number 29095C0190H, Revised December 7, 2023, this tract graphically lies in OTHER AREAS, ZONE X, defined as areas determined to be outside of 0.2% annual chance floodplain.
5. Maintenance of each lot will be provided by the individual lot owner.
6. All sidewalks within the proposed subdivision adjacent to the proposed streets shall be 5 foot in width.
7. Developer will place subdivision monument sign near the intersection of the Entrance Drive and Little Blue Parkway.
8. Developer will reconfigure the pavement markings on Little Blue Parkway at the Road A access point. Existing pavement will allow for a 4 foot shoulder width on both sides, one 12 foot lane width in each direction, and a 12 foot northbound left turn lane (with 100 foot storage length). A southbound left turn lane will not be marked, but will be transitioned and striped with hatch markings. These pavement markings will be shown and detailed on the construction plans.

DEVELOPER
MIDWEST NATIONAL HOLDINGS, LLC
1120 NW EAGLE RIDGE BOULEVARD
GRAIN VALLEY, MISSOURI 64029
(816) 985-2641
CONTACT - BRYAN RAHN

ENGINEER
Hg CONSULT, INC.
1533 LOCUST STREET
KANSAS CITY, MISSOURI 64108
(816) 456-6151
CONTACT - RICHARD MICHAEL



NO.	BY	CHKD	DATE	REVISION
1	SW	SW	02/15/26	PEP CITY'S COMMENTS
2	SW	SW	02/26/26	SUBMIT PRELIMINARY PLAT TO CITY OF INDEPENDENCE
IF THIS IS NOT A BLUE INK SEAL AND THE SIGNATURE IN BLUE INK, THE PLAN IS A COPY AND MAY CONTAIN UNAUTHORIZED ALTERATIONS. THE CERTIFICATION CONTAINED ON THIS DOCUMENT SHALL NOT APPLY TO ANY COPIES				
R. KEVIN STERRETT, MO E-2640 May 15, 2026				
1533 Locust Street, Kansas City, Missouri 64108 CORPORATE LICENSE NO. E20100573 (MO.) / E-1736 (KS.) / LS 2019005467				
PRELIMINARY PLAT TITLE SHEET				
ARBORLYN AT BLUE TRACE CITY OF INDEPENDENCE, JACKSON COUNTY, MISSOURI				
X-REF. NO. 25.028 Base				
DRAWING NO. 25.028 Preliminary Plat				
DATE March 26, 2026				
JOB NO. 25.028				
1	SHEET OF			9

The right-of-way width of all public streets within the development shall be 50 feet as required for residential streets and shall have a street width of 28 feet, back of curb to back of curb. The right-of-way at the entrance drive is 60 foot wide and shall have a street width of 36 feet, back of curb to back of curb.

No driveways shall have a slope greater than 6%.

All lots shall have a minimum 15' front yard setback, 3' side yard setback, and 25' rear yard setback.

Sidewalks shall be installed as part of the overall infrastrucutre but installed in combination of driveways on each lot. Sidewalk location shall be shown on the final plat. Sidewalk maintenance will be the individual lot owners responsibility.

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

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

Property is currently Zoned R-6 & R-30 PUD.

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

All landscaping shall be meet section 14-503 of the current UDO for the City of Independence. No Bufferyards are required because all adjacent properties are Zoned R-12.

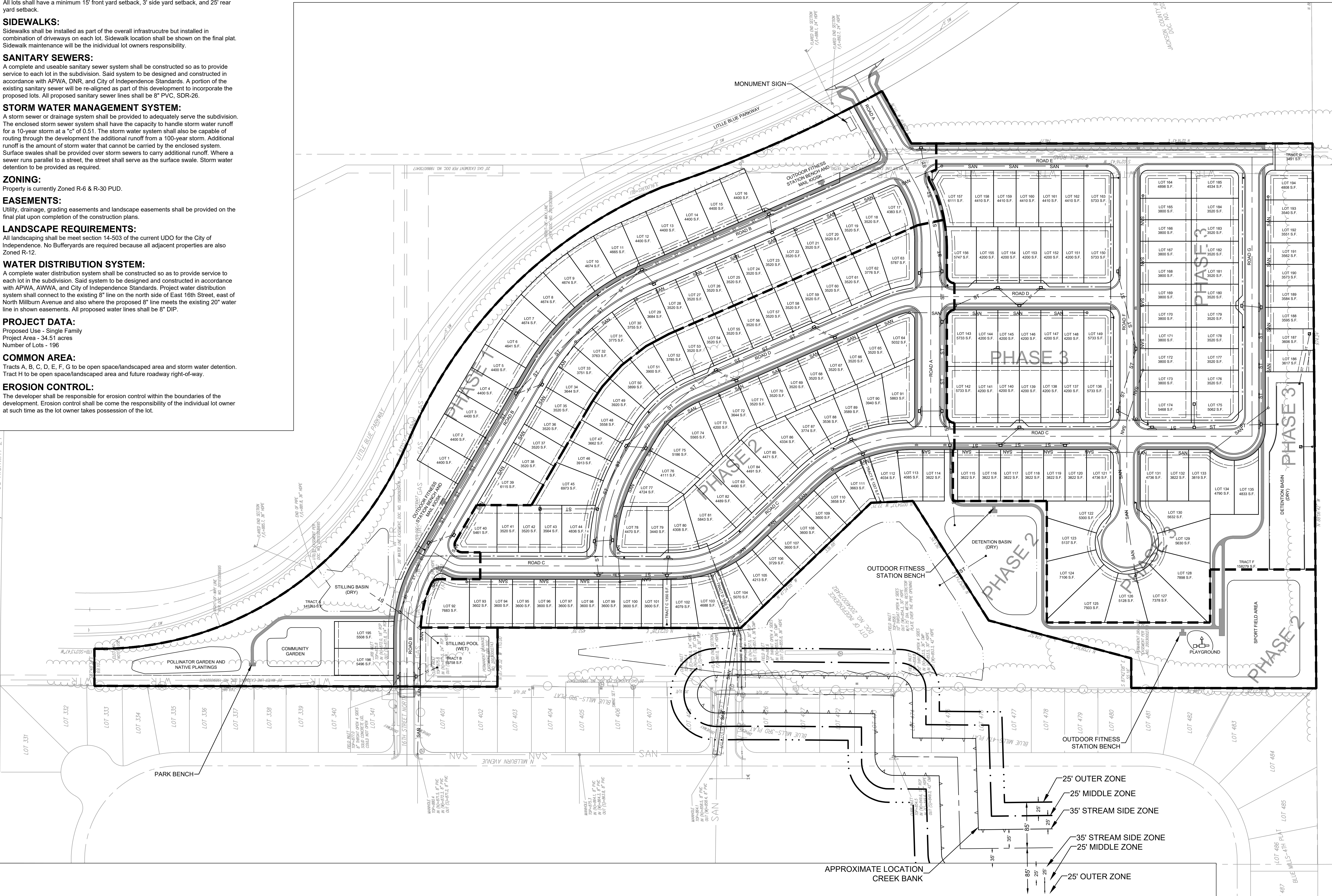
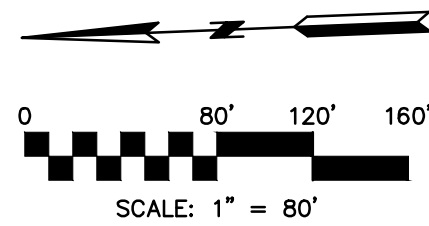
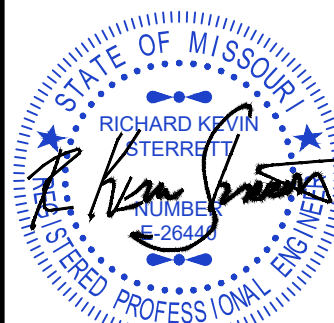
A complete water distribution system shall be constructed so as to provide service to each lot in the subdivision. Said system to be designed and constructed in accordance with APWA, AWWA, and City of Independence Standards. Project water distribution system shall connect to the existing 8" line on the north side of East 16th Street, east of North Millburn Avenue and also where the proposed 8" line meets the existing 20" water line in shown easements. All proposed water lines shall be 8" DIP.

Proposed Use - Single Family
Project Area - 34.51 acres
Number of Lots - 196

Tracts A, B, C, D, E, F, G to be open space/landscaped area and storm water detention.
Tract H to be open space/landscaped area and future roadway right-of-way.

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

1. The minimum lot size shall be 3,500 square feet. However the average lot size for this development per the lot areas shown on sheets 4, 5 and 6, is 4,109 square feet.
2. Lots 1 thru 39, 195 & 196, Tracts A & B will be constructed in the First Phase (41 Lots). Lots 40 thru 114, Tracts C, D, E & F will be constructed in the Second Phase (75 Lots). Lots 115 thru 194, Tract G will be constructed in the Third Phase (80 Lots).

[illegible]

R. KEVIN STERRETT, M
May 15, 2026



Consult Inc
engineers
planners

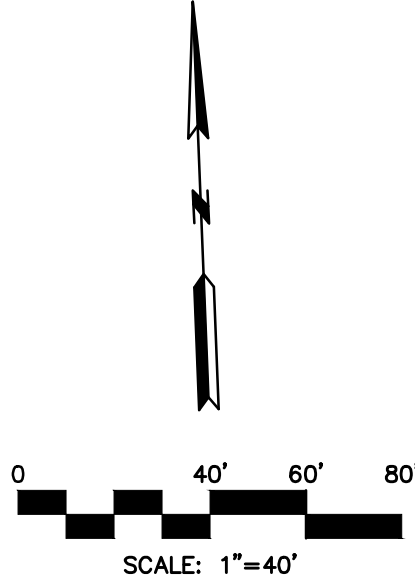
1533 Locust Street, Kansas City, Missouri 64108
CORPORATE LICENSE No. E201000573 (MO.) / E-1736 (KS.) / LS 2019005467

PRELIMINARY PLAT OVERALL LAYOUT AND PHASING

ARBORLYN AT BLUE TRACE

CITY OF INDEPENDENCE, JACKSON COUNTY, MISSOURI

X-REF NO. 25.028 Base	
DRAWING NO. 25.028 Preliminary Plat	
DATE March 26, 2026	
JOB NO. 25.028	
3	SHEET OF 9

[illegible]

R. KEVIN STERRETT, MO E-26440
May 15, 2026



**Consult
Inc**
engineers
planners

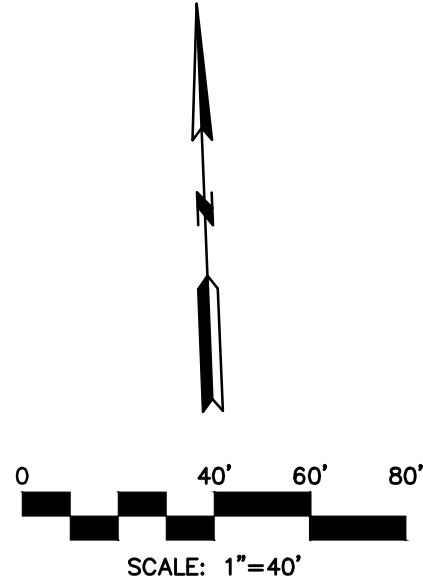
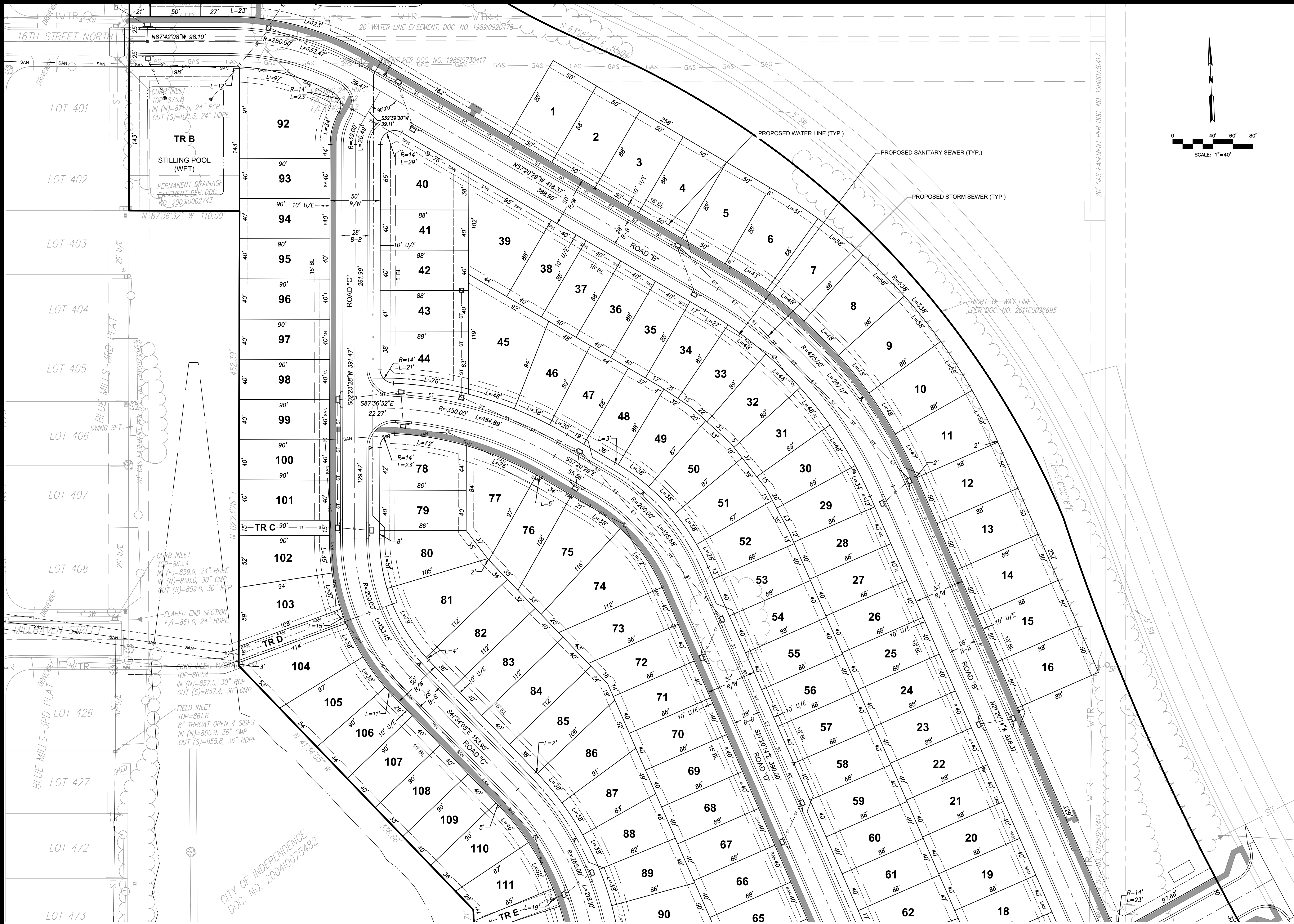
1533 Locust Street, Kansas City, Missouri 64108
CORPORATE LICENSE NO. E201000573 (MO.) / E-1736 (KS.) / LS 2019005467

PRELIMINARY PLAT
NORTH LOT DIMENSIONS
ARBORLYN AT BLUE TRACE

CITY OF INDEPENDENCE, JACKSON COUNTY, MISSOURI

<i>X-REF NO.</i> 25.028 Base	
<i>DRAWING NO.</i> 25.028 Preliminary Plat	
<i>DATE</i> March 26, 2026	
<i>JOB NO.</i> 25.028	
4	9

FILE LOCATION: G:\ARBORLYN\PROJECTS\19750203414\ARBORLYN AT BLUE TRACE (MAD DEVELOPMENT)\CITYBASE FILES\25.028 PRELIMINARY PLAT.DWG
PLT DATE: 11/22/2025 1:24 PM BY: JWG



DATE	REVISION	NO.	BY	CHKD
02/15/26				
02/26/26				

PEP CITY'S COMMENTS
SUBMIT PRELIMINARY PLAT TO CITY OF MISSOURI
IF THIS IS NOT A BLUE INK SEAL AND THE SIGNATURE IN BLUE INK, THE PLAN IS A COPY AND MAY CONTAIN UNAUTHORIZED ALTERATIONS. THE CERTIFICATION CONTAINED ON THIS DOCUMENT SHALL NOT APPLY TO ANY COPIES.

STATE OF MISSOURI
RICHARD K. STERRETT
JANUARY 26, 2026
REGISTERED PROFESSIONAL ENGINEER

Consult Inc
engineers
planners

1533 Locust Street, Kansas City, Missouri 64108
CORPORATE LICENSE NO. E20100573 (MO.) / E-1736 (KS.) / LS 2019005467

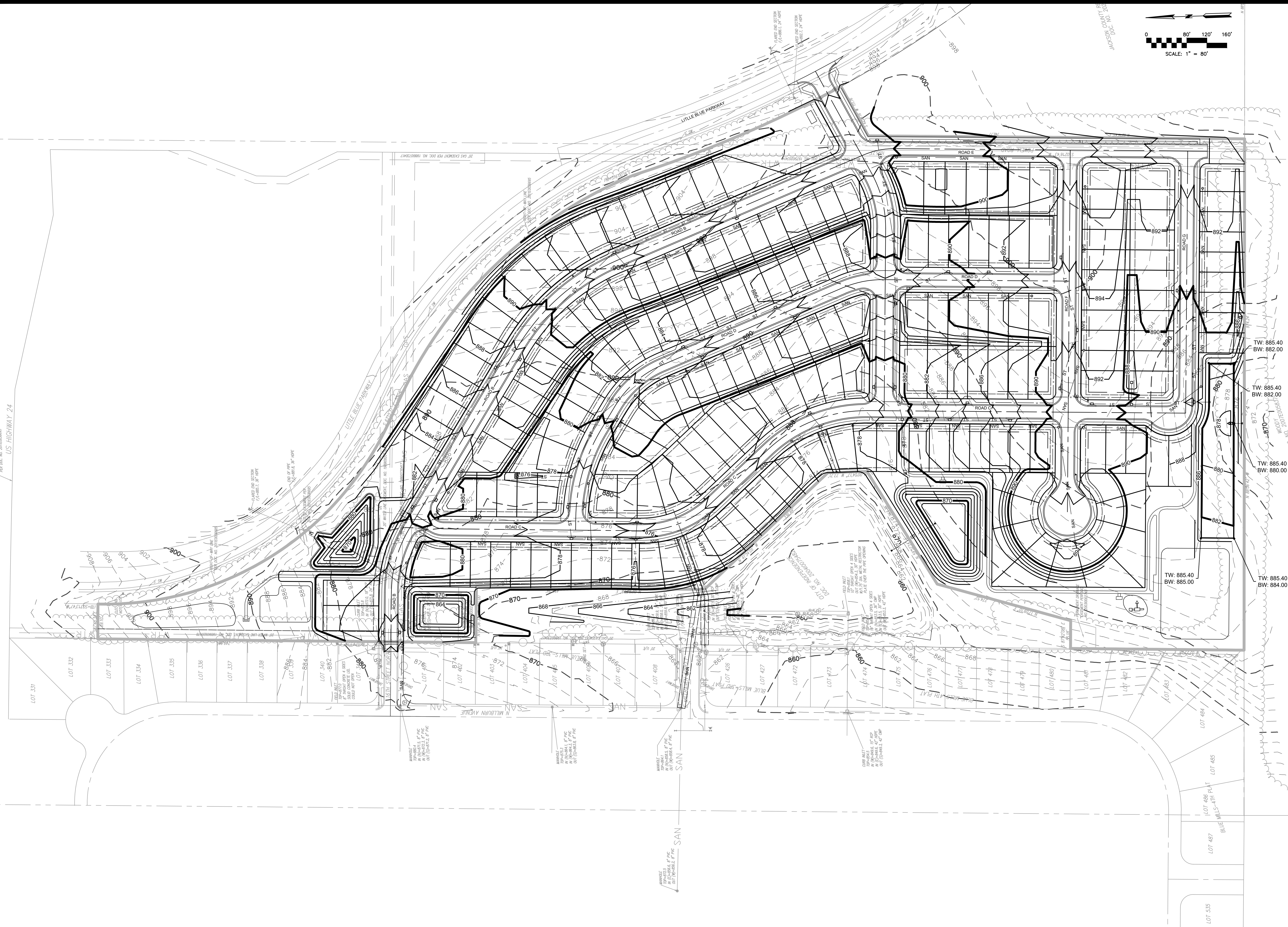
**PRELIMINARY PLAT
CENTER LOT DIMENSIONS**

ARBORLYN AT BLUE TRACE
CITY OF INDEPENDENCE, JACKSON COUNTY, MISSOURI

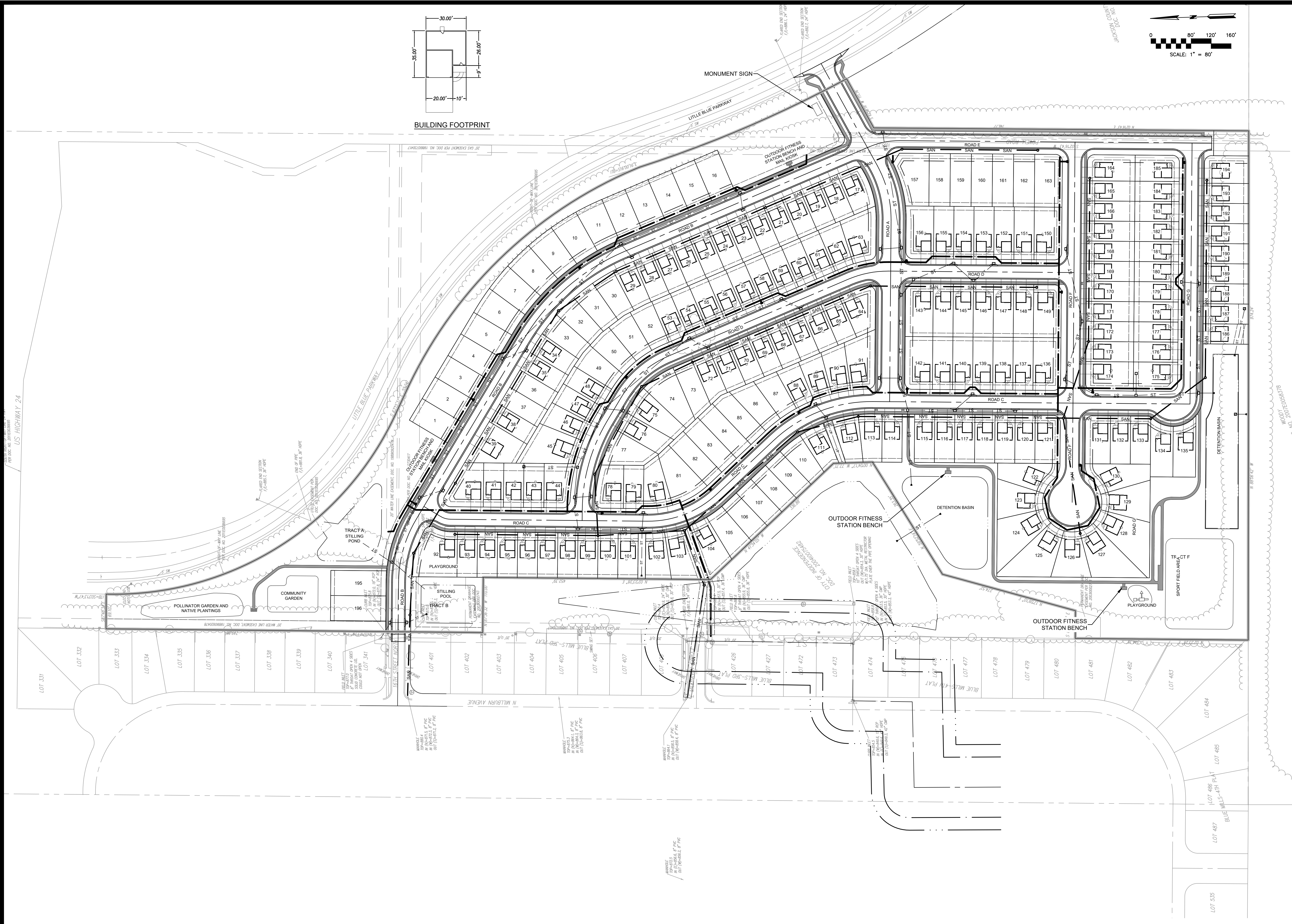
X-REF NO.	DRAWING NO.	DATE	JOB NO.
25.028 Base	25.028 Preliminary Plat	March 26, 2026	25.028

5 SHEET OF **9**

[illegible]



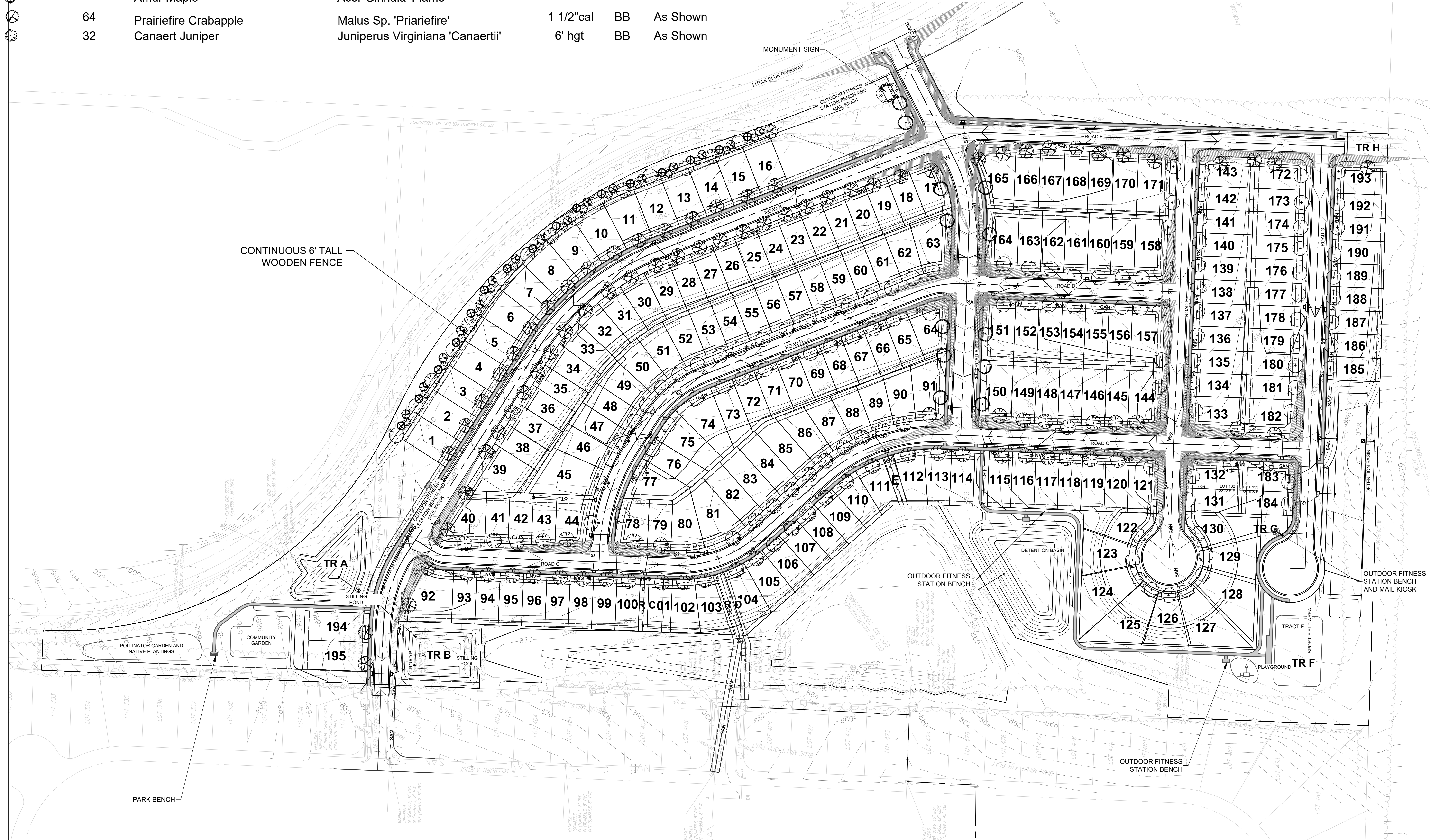
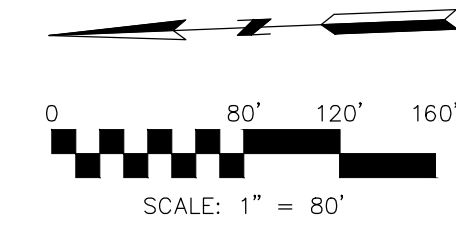
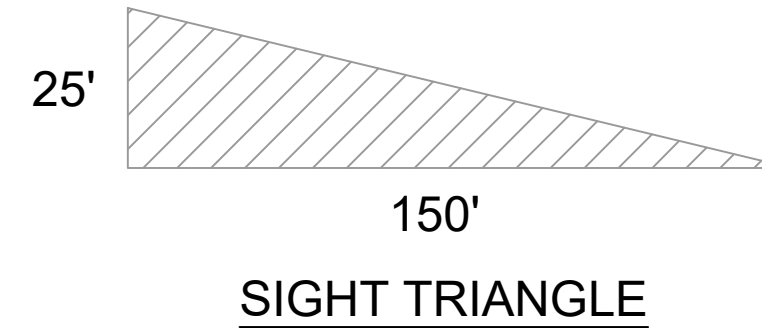
7	SHEET OF	9	PRELIMINARY PLAT OVERALL GRADING PLAN ARBORLYN AT BLUE TRACE CITY OF INDEPENDENCE, JACKSON COUNTY, MISSOURI	 1533 Locust Street, Kansas City, Missouri 64108 CORPORATE LICENSE No. E201000573 (MO.) / E-1736 (KS.) / LS 20190005467	 R. KEVIN STERRETT, MO E-26440 May 15, 2026	DATE March 28, 2026	X-REF NO. 25.028 Base	DRAWING NO. 25.028 Preliminary Plat	DATE 03/28/26	REVISION	NO.	BY	CHAPP
						DATE 03/28/26	REVISION	NO.	BY	CHAPP			



--	--

Tree List

Symbol	Quantity	Common Name	Botanical Name	Size	Condition	Spacing
	38	River Birch	Betula Nigra 'Heritage'	2" cal	BB	As Shown
	22	Red Oak	Quercus Rubra	2" cal	BB	As Shown
	57	Swamp White Oak	Quercus Bicolor	2" cal	BB	As Shown
	63	Green Vase Zelkova	Zelkova Serrata 'Green Vase'	2" cal	BB	As Shown
	54	Superform Norway Maple	Acer Platanoides 'Superform'	2" cal	BB	As Shown
	12	October Glory Maple	Acer Rubrum 'October Glory'	2" cal	BB	As Shown
	64	Amur Maple	Acer Ginnala 'Flame'	1 1/2" cal	BB	As Shown
	64	Prairiefire Crabapple	Malus Sp. 'Prairiefire'	1 1/2" cal	BB	As Shown
	32	Canaert Juniper	Juniperus Virginiana 'Canaertii'	6' hgt	BB	As Shown



DATE	REVISION	NO.	BY	CK/APPR
05/04/26		1	SPW	RKS
01/20/26			SPW	RKS



g **Consult Inc**
engineers planners
1533 Locust Street, Kansas City, Missouri 64108
CORPORATE LICENSE NO. E201000573 (MO.) / E-1236 (KS.) / LS 2019005467

PRELIMINARY PLAT LANDSCAPE PLAN

ARBORLYN AT BLUE TRACE

CITY OF INDEPENDENCE, JACKSON COUNTY, MISSOURI

<i>X-REF NO.</i> 25.028 Base
<i>DRAWING NO.</i> 25.028 Preliminary Plat
<i>DATE</i> May 15, 2026
<i>JOB NO.</i> 25.028



Planning & Zoning Presentation

City of Independence, Missouri

Arrival Series floor plans and architectural elevations

Project Overview

Arborlyn is planned as a residential community offering attainable detached single-family homes with a cohesive architectural identity and meaningful elevation variety. The Arrival Series product line is intended to provide efficient home layouts, front-loaded garage plans, varied porch conditions, and a streetscape with distinct roof forms, window compositions, and siding arrangements.

Submittal Contents

- Arrival Series Elevations
- Arrival Series Floorplans
- Architectural Diversity Approach

Streetscape Diversity Strategy

The Arrival Series is intended to avoid a repetitive streetscape by mixing roof forms, porch conditions, siding patterns, upper-story massing, and window arrangements.

Sample Plans and Future Housing Products

The floorplans and elevations included in this presentation represent a sample of the proposed Arrival Series housing collection for Arborlyn. Additional floorplans, architectural elevations, exterior material combinations, and color palettes will be incorporated as the community progresses through final design and construction. Additional two-story home designs are anticipated, and ranch-style homes are currently in development to expand housing choice and further enhance neighborhood diversity.

Arrival Series Elevations



Elevation 1



Elevation 2



Elevation 3



Elevation 4

Arrival Series Elevations



Elevation 5



Elevation 6



Elevation 7



Elevation 8

Arrival Series Elevations



Elevation 9



Elevation 10



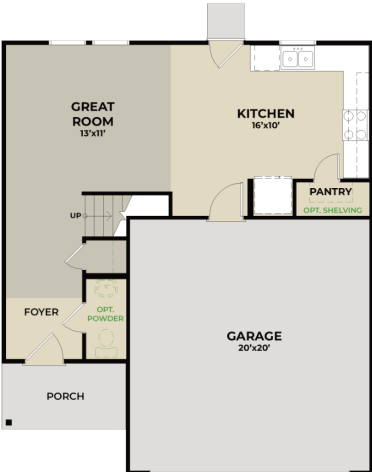
Elevation 11



Elevation 12

Arrival Series Floorplan - Plan 1

FIRST FLOOR



*Plan includes an unfinished powder/half bath on the first floor

SECOND FLOOR



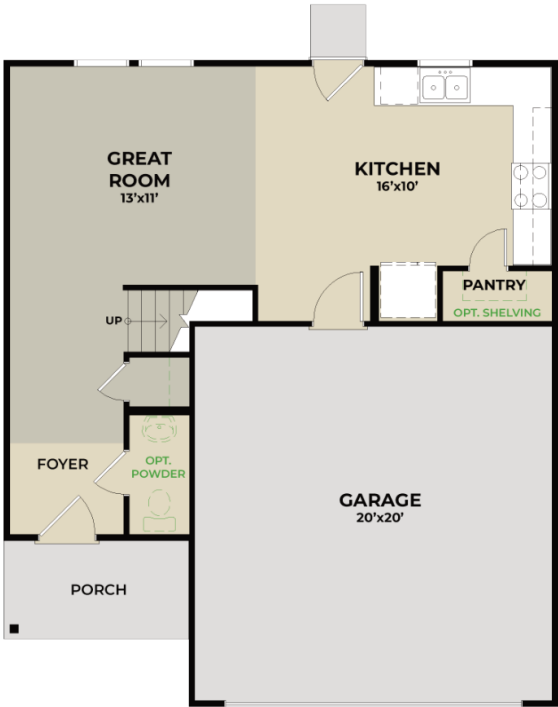
THIRD FLOOR



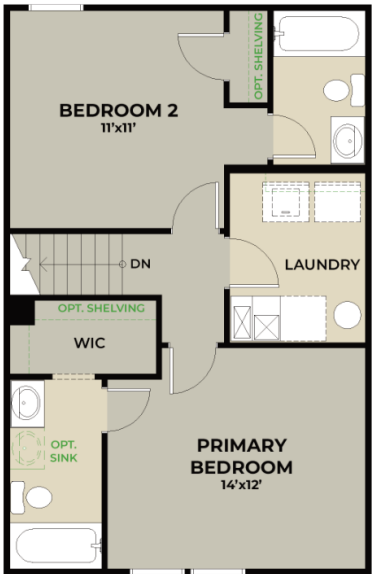
Arrival Series - Plan 1

Arrival Series Floorplan - Plan 2

FIRST FLOOR



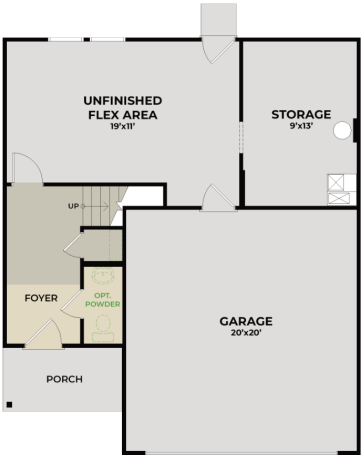
SECOND FLOOR



Arrival Series - Plan 2

Arrival Series Floorplan - Plan 3

FIRST FLOOR



SECOND FLOOR



THIRD FLOOR



OPTIONAL FLEX ROOM



OPTIONAL
ENCLOSED STUDY

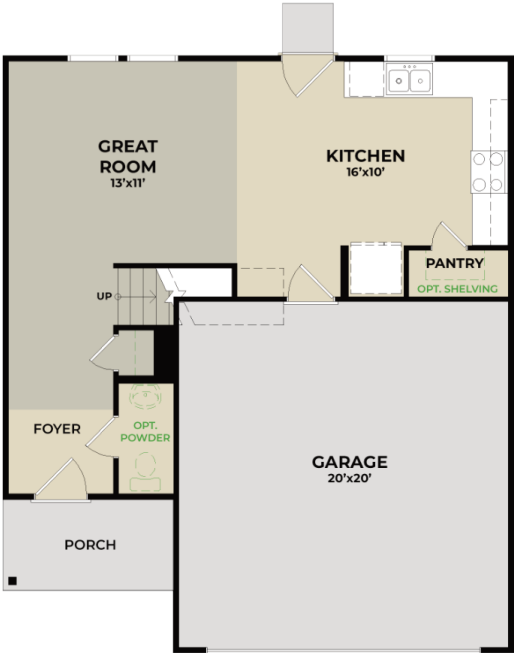


OPTIONAL
BEDROOM 4 & BATH
ILO STUDY & POWDER

Arrival Series - Plan 3

Arrival Series Floorplan - Plan 4

FIRST FLOOR



SECOND FLOOR

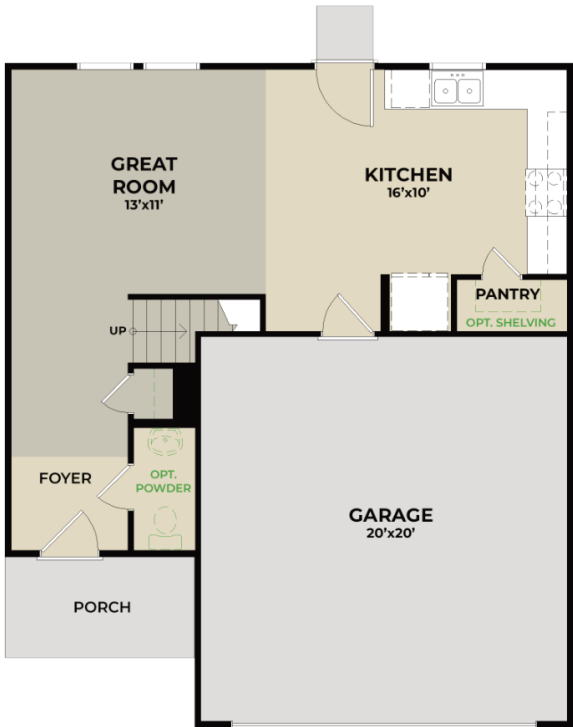


OPTIONAL BEDROOM 3
ILO LOFT

Arrival Series - Plan 4

Arrival Series Floorplan - Plan 5

FIRST FLOOR



SECOND FLOOR



Arrival Series - Plan 5

Preliminary Stormwater Management Study

Arborlyn at Blue Trace
Prepared for Midwest National Holdings, LLC
1120 NW Eagle Ridge Boulevard
Grain Valley, MO 64029

HG Consult Project No. 25.028

Prepared by Richard Michael
May 15, 2026



May 15, 2026



I. Table of Contents

II.	General Information	3
A.	Description of Existing Site, Location, and Proposed Use	3
B.	General Overview of Drainage Patterns.....	4
C.	FEMA Classification / Floodplain Issues	5
D.	Wetland and USACE Issues	6
E.	Soil Classification	7
III.	Methodology	7
A.	Unit Hydrograph Modeling Methods	7
B.	Computation Methods for Runoff Determinations	7
C.	Design Storm Events Used and Source of Rainfall Data	7
IV.	Existing Conditions Analysis	8
A.	Summary of Comprehensive Control Requirements.....	8
B.	Existing Drainage Area Map.....	8
C.	Description of Each Drainage Area	8
D.	Table Summarizing Input Data	8
E.	Table Summarizing Peak Runoff Rates	9
V.	Proposed Conditions Analysis	9
A.	Proposed Drainage Area Map	9
B.	Narrative Description of All Proposed Drainage Areas.....	9
C.	Table Summarizing Input Data	10
D.	Table Summarizing Peak Runoff Rates	10
E.	Table Summarizing Pre-Developed, APWA Allowable, and Proposed Peak Runoff Rates	11
F.	Tables Summarizing Detention/Retention Input Data and Results	12
G.	Undetained Drainage Areas	13
H.	Water Quality Requirements	13
I.	Water Quality Summary	14
VI.	Conclusions and Recommendations	15
A.	Overview of the Report.....	15
B.	List of Requested Waivers	16
VII.	Appendix - Figures / Maps / Exhibits / Supporting Calculations	17

II. General Information

A. Description of Existing Site, Location, and Proposed Use

Arborlyn at Blue Trace will consist of the development of a parcel of approximately 34.51 acres. The subject property is currently zoned predominately R-6 (Single Family Residential) with a small area on the northern limits zoned R-30/PUD (High Density Residential PUD). The property is located along the west side of Little Blue Parkway immediately south of US Highway 24. The site is currently vacant and being used as farmland. The proposed land use will be single family residences. The site will also include detention basins, road & sidewalks, and the necessary utilities to serve the development.

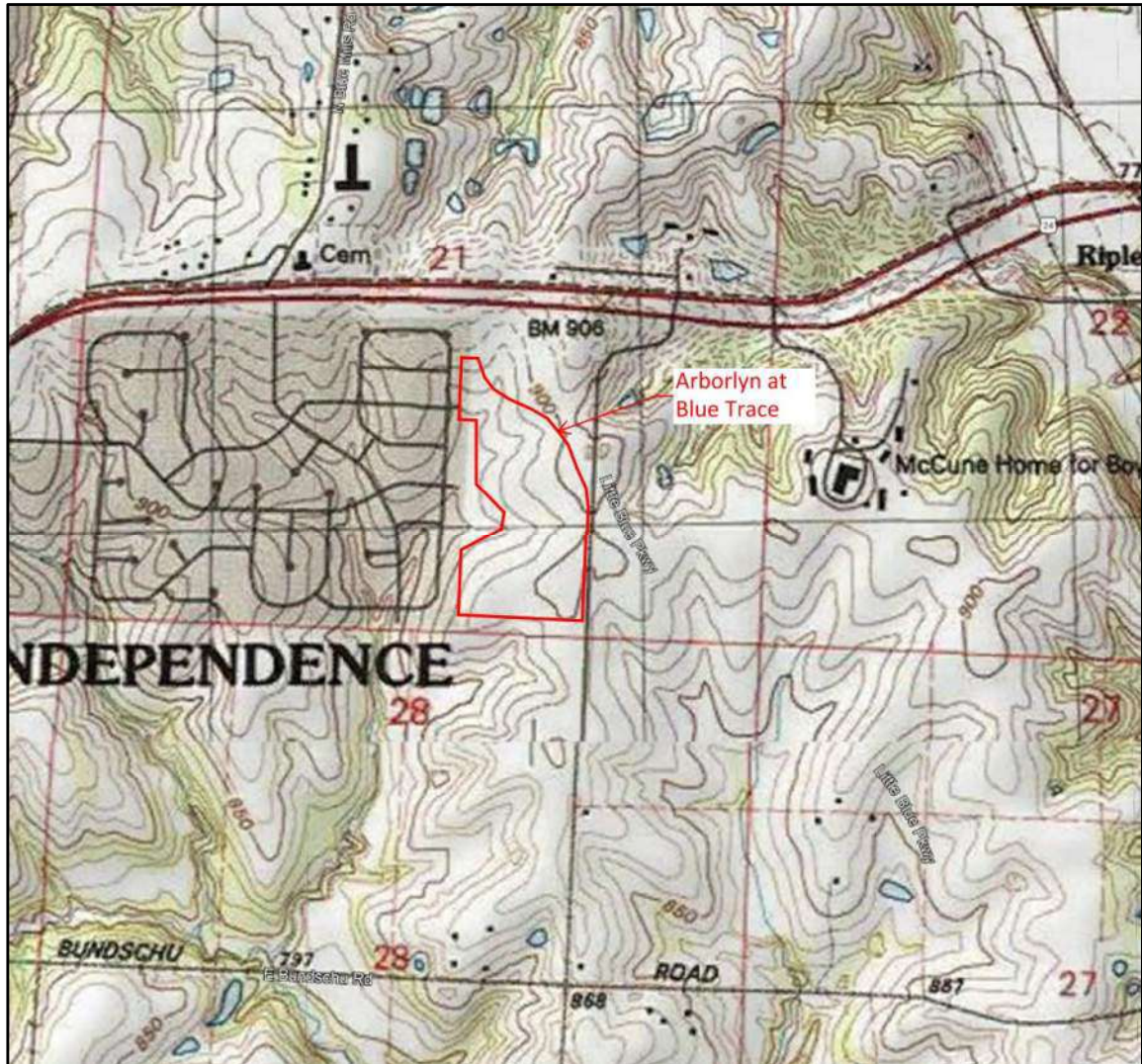
Figure II.A.1 – Aerial Photo of the project site



B. General Overview of Drainage Patterns

The project site is divided into 3 different drainage areas as shown on the Pre-Developed Drainage Area Map. The subject property discharges west into an existing detention basin, immediately west of the property. The discharge is then routed through the existing Blue Mills subdivision storm sewer system. The subject property is in the Lower Missouri-Crooked watershed.

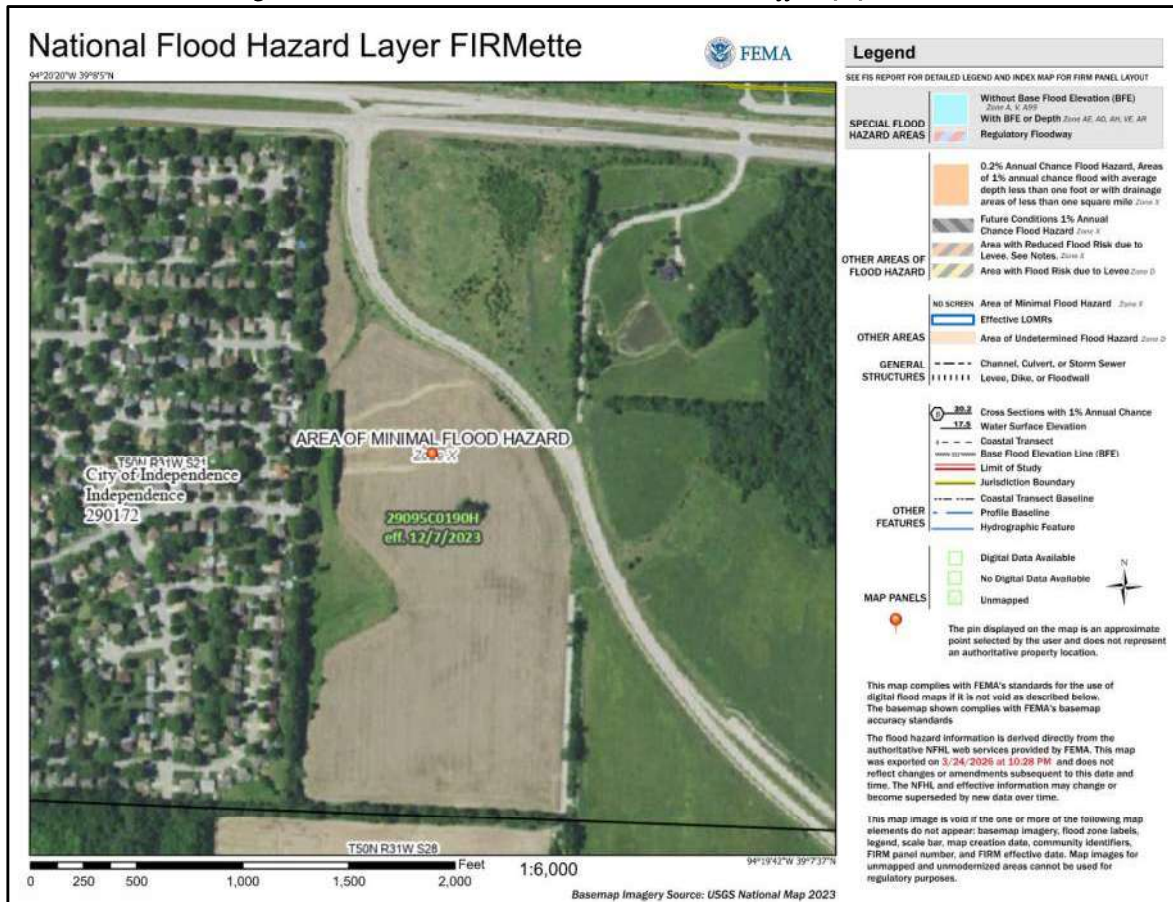
Figure II.B.1 – USGS Quad Map



C. FEMA Classification / Floodplain Issues

The project site is located within Zone X (area of minimal flood hazard). There are no floodplain boundaries being altered and therefore a Flood Study is not required. See Figure II.C.1 for Firm Panel.

Figure II.C.1 – FEMA FIRM Panel #29095C0190H Eff. 12/7/2023



D. Wetland and USACE Issues

There are no wetlands or Waters of the US being disturbed by this project and therefore no permits are required from the Corps of Engineers for the development of this site. See figure II.D.1 for US Fish and Wildlife Wetland Inventory Map.

Figure II.D.1 – US Fish and Wildlife National Wetland Inventory



E. Soil Classification

NRCS Web Soil Survey categorizes the soils for this project below. See the appendix for additional information.

Table II.E.1 – Soil Classification

Symbol	Name	Slopes	HSG
10055	Knox silt loam	5-9%	B
10063	Knox silty clay loam	9-14%	B
10132	Sibley silt loam	2-5%	C
10133	Sibley silt loam	5-9%	C
10137	Sibley-Urban land complex	5-9%	C

For this analysis, Soil group C was considered for the project. Curve Numbers were used in accordance with APWA Section 5602.3.

III. Methodology

A. Unit Hydrograph Modeling Methods

The method for evaluating this project was with the use of PondPack Connect Edition. Both Pre-Development and Post-Development conditions were considered. The unit hydrograph method used was SCS TR-55.

B. Computation Methods for Runoff Determinations

The computation methods used for runoff determinations are as follows:

- AMC II Soil Moisture conditions
- 24-Hour SCS Type II Rainfall Distribution
- SCS Runoff Curve Numbers per TR-55
- Time of Concentration developed per TR-55

C. Design Storm Events Used and Source of Rainfall Data

The design storms that were considered include the 2, 10, 100, and subsequent 100-Year storms. The rainfall data was gathered from NOAA Atlas 14 point Precipitation Frequency Data Server (PFDS) at the subject property utilizing a 24-hour rainfall.

Table III.C.1 – Methodology and Rainfall Data

Methods and Rainfall Data	
Pond Routing	Pondpack using SCS Method
Existing CN	74, Group C soils
T _c	12 minutes
Water Quality, Type II, 24-hr	1.40 inch
2-yr rainfall, Type II, 24-hr	3.65 inch
10-yr rainfall, Type II, 24-hr	5.54 inch
100-yr rainfall, Type II, 24-hr	9.05 inch

IV. Existing Conditions Analysis

A. Summary of Comprehensive Control Requirements

As mentioned previously the soils on-site consist of primarily those with a hydrologic group of C. The site is undeveloped. The APWA default strategy was used to provide comprehensive protection. The APWA default strategy reads as follows:

“Under this strategy, peak runoff control is provided for the 1%, 10% and 50% chance storms and volumetric and/or extended detention control of the 90% mean annual event storm for broad protection of the receiving system, including channel erosion protection and flood peak reductions over a range of return periods. This strategy shall be the default strategy unless otherwise designated or approved by the local authority. Performance standards and sizing criteria are provided in Section 5608.”

B. Existing Drainage Area Map

See the appendix (Pre-Developed Drainage Area Map) for all drainage areas and outfall locations. See Table IV.B.1 for a summary of the drainage areas.

Table IV.B.1 – Pre-Developed Drainage Areas

Drainage Area	Total Area (acres)
E-1	46.28
E-2	6.16
E-3	2.58

C. Description of Each Drainage Area

E-1: This area represents the on-site and off-site area that discharges into the existing regional detention basin. An SCS curve number of 76 has been applied to this area.

E-2: This area represents the on-site area that discharges towards the south. An SCS curve number of 74 has been applied to this area.

E-3: This area represents the on-site area that discharges towards the west, but not into the existing regional detention basin. An SCS curve number of 74 has been applied to this area.

D. Table Summarizing Input Data

Table IV.D.1 – Pre-Developed Input Area Data

Sub-Area Name	Area	CN	TOC (minutes)
E-1	46.28	76	12.00
E-2	6.16	74	7.34
E-3	2.58	74	5.00

E. Table Summarizing Peak Runoff Rates

Table IV.E.1 – Pre-Developed Peak Runoff Rate

Sub-Area Name	2-Year (cfs)	10-Year (cfs)	100-Year (cfs)
E-1	88.62	180.38	364.30
E-2	11.85	25.23	52.38
E-3	5.35	11.37	23.62
POI E-1	27.19	33.29	41.38
POI E-2	11.85	25.23	52.38
POI E-3	5.35	11.37	23.62

V. Proposed Conditions Analysis

A. Proposed Drainage Area Map

See the appendix (Post-Developed Drainage Area Map) for all drainage areas and outfall locations. See Table V.A.1 for a summary of the drainage areas.

Table V.A.1 – Post-Developed Drainage Areas

Drainage Area	Total Area (acres)
P-1 A	18.38
P-1 B	6.88
P-1 C	14.79
P-1 D	6.53
P-2 A	6.54
P-2 B	0.48
P-3	1.92

B. Narrative Description of All Proposed Drainage Areas

P-1 A: This area represents the on-site and off-site area that discharges into the proposed detention basin #1. An SCS curve number of 82 has been applied to this area. This curve number reflects a post developed scenario assumption just as the Blue Mills Detention Basin construction plans did when the regional basin was designed and installed. This is an acceptable approach for assumption of future development. Discharge from this drainage area will flow through proposed detention basin #1, and then through proposed detention basin #2, and then through the existing detention basin.

P-1 B: This area represents the on-site and off-site area that discharges into the proposed detention basin #2. An SCS curve number of 82 has been applied to this area. Discharge from this drainage area will flow through proposed detention basin #2 and then through the existing detention basin.

P-1 C: This area represents the on-site area that discharges into the existing detention basin #2. An SCS curve number of 82 has been applied to this area. Discharge from this drainage area will flow through the existing detention basin.

P-1 D: This area represents the on-site area that discharges into the proposed detention basin #3. An SCS curve number of 82 has been applied to this area. Discharge from this drainage area will flow through proposed detention basin #3 and then through the existing detention basin.

P-2 A: This area represents the on-site area that discharges into the proposed detention basin #4. An SCS curve number of 82 has been applied to this area.

P-2 B: This area represents the on-site area that does not discharge into the proposed detention basin #4 due to existing topography and vertical constraints. An SCS curve number of 74 has been applied to this area.

P-3: This area represents the on-site area that discharges towards the west, but not into the existing regional detention basin, matching the pre-developed scenario. An SCS curve number of 74 has been applied to this area.

C. Table Summarizing Input Data

Table V.C.1 – Post-Developed Input Area Data

Sub-Area Name	Area	CN	TOC (minutes)
P-1 A	18.38	82	10.00
P-1 B	6.88	82	5.00
P-1 C	14.79	82	10.00
P-1 D	6.53	82	5.00
P-2 A	6.54	82	5.00
P-2 B	0.48	74	5.00
P-3	1.92	74	10.00

D. Table Summarizing Peak Runoff Rates

Table V.D.1 – Post-Developed Peak Runoff Rate

Sub-Area Name	2-Year (cfs)	10-Year (cfs)	100-Year (cfs)
P-1 A	48.05	88.73	166.16
P-1 B	20.65	38.27	71.61
P-1 C	38.58	71.41	133.72
P-1 D	19.60	36.33	67.96
P-2 A	19.63	36.38	68.07
P-2 B	0.83	1.76	3.66
P-3	3.49	7.37	15.25
POI P-1	28.22	33.37	40.35
POI P-2	1.99	10.21	16.95
POI P-3	3.49	7.37	15.25

E. Table Summarizing Pre-Developed, APWA Allowable, and Proposed Peak Runoff Rates

Table V.E.3 – Post-Developed Allowable Peak Runoff Rate based on 2011 APWA 5608.4 C

Post-Developed				Pre-Developed			Pre-Developed Rates			APWA Allowable Rates					Proposed Rates		
POI	Area Name	Status	Area	POI	Area Name	Area	2-Yr (cfs)	10-Yr (cfs)	100-Yr (cfs)	2-Yr Rate (cfs/acre)	10-Yr Rate (cfs/acre)	100-Yr Rate (cfs/acre)	100-Yr (cfs)	2-Yr (cfs)	10-Yr (cfs)	100-Yr (cfs)	
POI P-1	P-1 A	On & Off Site Detained	18.38											48.05	88.73	166.16	
POI P-1	P-1 B	On & Off Site Detained	6.86											20.65	38.27	71.61	
POI P-1	P-1 C	On Site Detained	14.87	POI E-1	E-1	46.28	88.62	180.38	364.30	0.5	23.14	2.0	92.56	3.0	138.84		
POI P-1	P-1 D	On Site Detained	6.40											38.58	71.41	133.72	
POI P-1				POI E-1			27.19	33.29	41.38	23.14	92.56		138.84	28.22	33.37	40.35	
POI P-2	P-2 A	On Site Detained	5.53											19.63	36.38	68.07	
POI P-2	P-2 B	On Site Undetained	0.78							0.5	3.08	2.0	12.32	3.0	18.48		
POI P-2				POI E-2			11.85	25.23	52.38	3.08	12.32		18.48	1.99	10.21	16.95	
POI P-3	P-3	On Site Undetained	2.59	POI E-3	E-3	2.58	5.35	11.37	23.62	0.5	1.29	2.0	5.16	3.0	7.74		
POI P-3				POI E-3			5.35	11.37	23.62	1.29	5.16		7.74	3.49	7.37	15.25	
														3.49	7.37	15.25	

Comprehensive values utilizing 0.5 cfs (2-YR), 2 cfs (10-YR), and 3 cfs (100-YR) per site-acre applied to pre-developed on-site drainage areas only. The release rates in **RED** are the rates that were used as the maximums for each POI. See section VI. Conclusions and Recommendations for more explanation on release rates per POI.



F. Tables Summarizing Detention/Retention Input Data and Results

Table V.F.1 –Detention Basin - Existing Input Data

	ELEV
30" Culvert (Upstream Invert)	854.30
21" Dia. Orifice Plate	854.30
4-Sided Throat Openings	856.77
87' Overflow Weir	866.00
Top of Basin	867.00

Information shown was collected from a combination of recent field survey and the Blue Mills Detention Basin As-built (See Appendix)

Table V.F.2 – Detention Basin – Existing Results

	2-Year	10-Year	100-Year	100-Year*
Basin (IN)	89.20	147.99	255.30	255.11
Basin (OUT)	28.22	33.37	40.35	230.67
Basin WSE	860.71	862.50	865.49	866.92
Freeboard	6.29	4.50	1.51	0.08

*Assumes zero flow through primary outlet with subsequent 1% storm event

Table V.F.3 –Detention Basin – Proposed #1 Input Data

	ELEV
30" Culvert (Upstream Invert)	868.80
Top of Basin	882.50

Table V.F.4 – Detention Basin – Proposed #1 Results

	2-Year	10-Year	100-Year
Basin (IN)	48.05	88.73	166.16
Basin (OUT)	35.46	50.45	72.89
Basin WSE	872.79	875.24	880.43
Freeboard	9.71	7.26	2.07

Table V.F.5 –Detention Basin – Proposed #2 Input Data

	ELEV
60' Weir	870.00
Top of Basin	872.00
Permanent Water Surface Elevation	870.00

Table V.F.6 – Detention Basin – Proposed #2 Results

	2-Year	10-Year	100-Year
Basin (IN)	50.27	76.35	122.41
Basin (OUT)	49.89	75.97	120.77
Basin WSE	870.54	870.71	870.97
Freeboard	1.46	1.29	1.03

Table V.F.7 –Detention Basin – Proposed #3 Input Data

	ELEV
6" Culvert (Upstream Invert)	866.60
100' Overflow Weir*	876.90
Top of Basin	878.50

*Assumes zero flow through primary outlet with subsequent 1% storm event

Table V.F.8 – Detention Basin – Proposed #3 Results

	2-Year	10-Year	100-Year	100-Year*
Basin (IN)	19.60	36.33	67.96	67.96
Basin (OUT)	1.25	1.47	1.77	65.39
Basin WSE	870.42	872.70	876.33	877.25
Freeboard	8.08	5.80	2.17	1.25

*Assumes zero flow through primary outlet with subsequent 1% storm event

Table V.F.9 –Detention Basin – Proposed #4 Input Data

	ELEV
18" Culvert (Upstream Invert)	875.40
1.5" Dia. Orifice (WQ)	875.50
0.4' x 0.5' Orifice (2yr)	877.40
0.4' x 4' Orifice (10/100yr)	879.00
4' x 4' Riser*	882.40
20' Overflow Weir*	882.40
Top of Basin	885.40

*Assumes zero flow through primary outlet with subsequent 1% storm event

Table V.F.10 – Detention Basin – Proposed #4 Results

	2-Year	10-Year	100-Year	100-Year*
Basin (IN)	19.63	36.38	68.07	68.07
Basin (OUT)	1.90	9.37	14.75	59.49
Basin WSE	879.05	880.01	881.82	883.10
Freeboard	6.35	5.39	3.58	2.30

*Assumes zero flow through primary outlet with subsequent 1% storm event

G. Undetained Drainage Areas

There are two areas within this development which are undetained: P-2B and P-3. Both are fringe areas are undetained due to elevation and grading constraints.

H. Water Quality Requirements

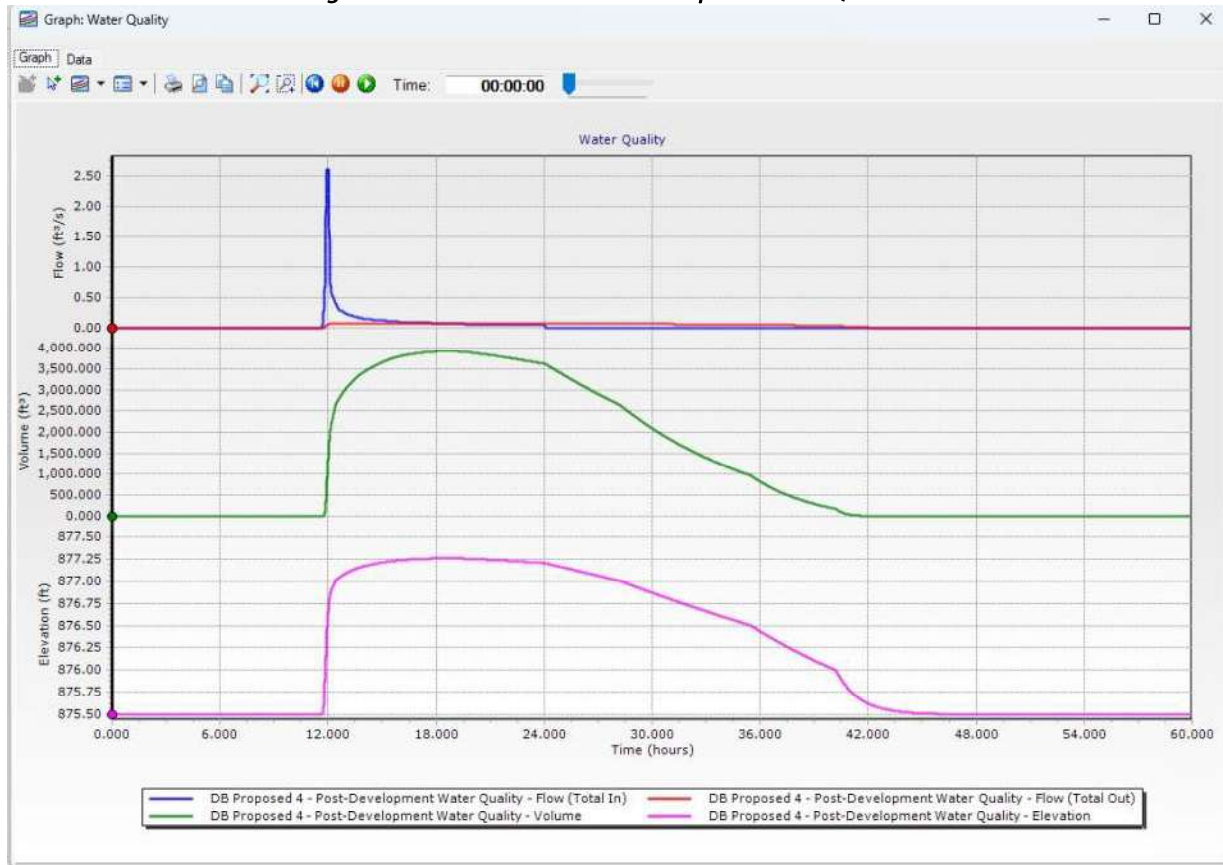
The proposed development is providing stormwater treatment per APWA 5608.4 and Chapter 6 of the MARC/APWA BMP Manual. As indicated in this study the proposed stormwater treatment are dry detention basins with a 1.37" storm release over a 40-hour period.

I. Water Quality Summary

Figure V.I.1 – Detention Basin - Existing WQ Results



Figure V.I.2 – Detention Basin – Proposed #4 WQ Results



VI. Conclusions and Recommendations

A. Overview of the Report

The proposed development provides comprehensive stormwater management through a system of detention basins designed to control runoff from the 2-, 10-, 100-, and subsequent 100-year storm events in accordance with applicable APWA criteria.

Detention Basin Existing, Proposed #1, #2, and #3

As part of this study, the existing Blue Mills Detention Basin was evaluated using a combination of recent field survey and available as-built plans to confirm basin geometry and outlet structure characteristics. At the direction of the City of Independence, NOAA Atlas 14 rainfall data was used in lieu of the NRCS rainfall data originally used in the basin design.

When evaluated under current rainfall criteria and full buildout conditions, the existing basin exhibits reduced performance relative to its original design assumptions, including modeled water surface elevations exceeding the existing overflow weir elevation (866.00) under certain conditions. Additionally, review of the as-built documentation indicated

that previously assumed times of concentration (T_c) for post-developed tributary areas may be higher than typical values for similar conditions.

To address these limitations, additional upstream detention (Proposed Basins #1, #2, and #3) has been incorporated into the design. These basins provide supplemental storage and attenuate peak flows prior to entering the existing basin, allowing the combined system to:

- Maintain routed water surface elevations below the existing overflow weir for the 2-, 10-, and 100-year storm events, and
- Produce discharge rates that are consistent with those documented in the original Blue Mills Detention Basin as-built analysis.

Based on these results, the proposed system is expected to perform comparably to the originally intended design under full buildout conditions, with no increase in peak discharge at the evaluated points of interest.

Detention Basin Proposed #4

Proposed Basin #4 is designed to provide water quality treatment and quantity control for its tributary drainage area. The basin captures and releases the water quality event (1.37-inch rainfall) over an approximate 40-hour duration in accordance with APWA and MARC BMP Manual guidance.

The basin also safely conveys larger storm events, with the subsequent 100-year storm routed through a 4-foot by 4-foot riser and a 20-foot weir functioning as the emergency spillway. The design provides:

- 0.58 feet of freeboard between the 100-year water surface elevation and the emergency spillway crest, and
- 2.30 feet of freeboard between the subsequent 100-year water surface elevation and the top of dam, both of which meet applicable APWA criteria.

Post-developed release rates from this basin are less than both the pre-developed peak flows and the APWA allowable release rates for the contributing drainage area. Accordingly, no increase in peak discharge is anticipated at the downstream point of interest.

Drainage area P-2B is not detained due to elevation and grading constraints; however, this area does not adversely impact downstream conditions based on the modeled results.

POI E-3/P-3

Drainage area P-3 is not detained due to elevation and grading constraints and consists primarily of areas that remain largely unchanged under post-developed conditions. For this reason, allowable release rates at this point of interest were based on pre-developed conditions.

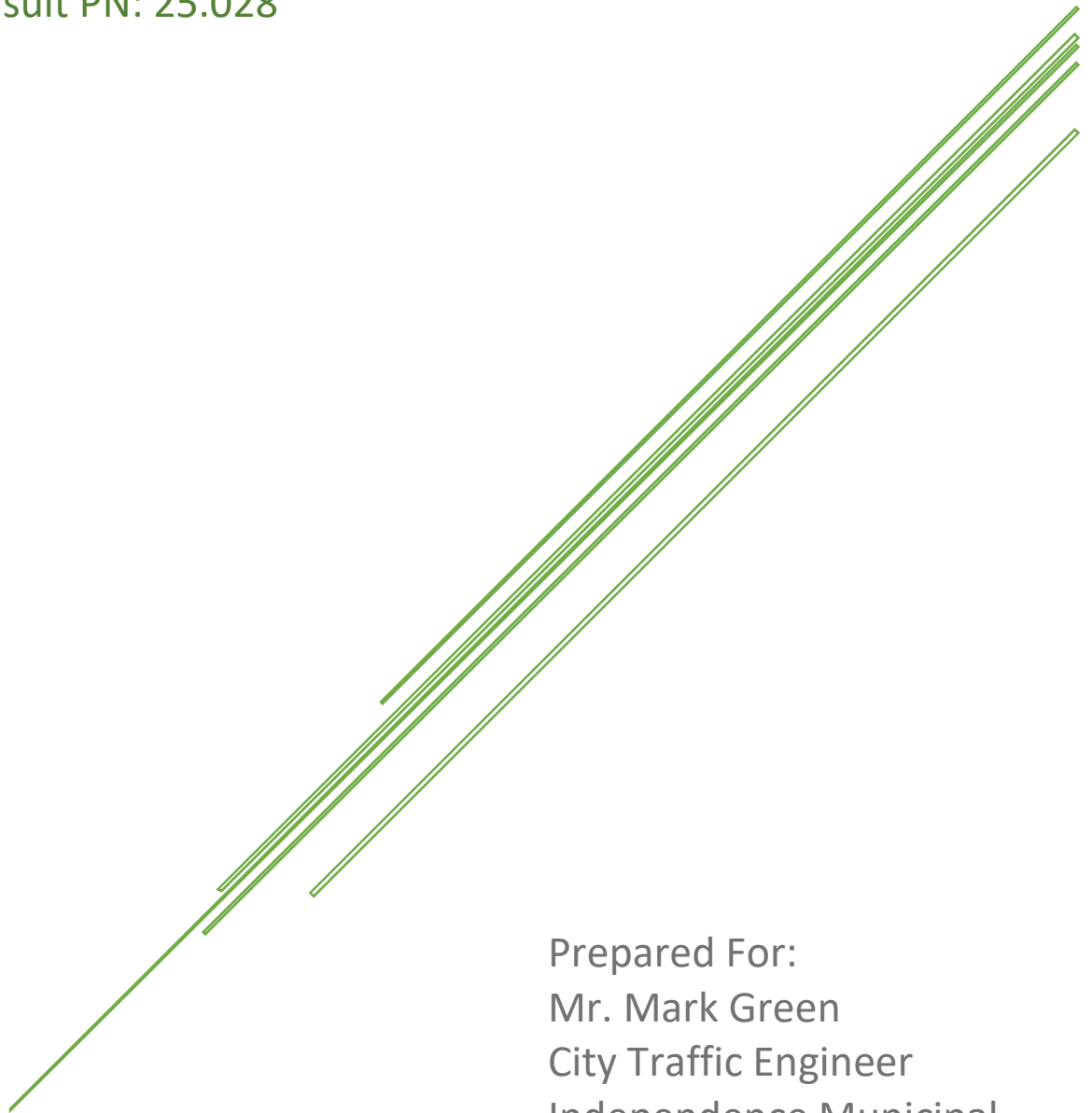
Modeled post-developed peak flows at this location do not exceed pre-developed peak rates, indicating that the proposed condition does not result in increased downstream runoff impacts at this point of interest.

B. List of Requested Waivers

None

ARBORLYN AT BLUE TRACE (WARD DEVELOPMENT)

Hg Consult PN: 25.028



Prepared For:
Mr. Mark Green
City Traffic Engineer
Independence Municipal
Services

May 11, 2026

Executive Summary

This traffic study evaluates the potential traffic impacts of a proposed 196-lot single-family residential development in Independence, Missouri, with access at Little Blue Parkway and E. 16th Street. The analysis reviews existing traffic conditions and projected conditions with the proposed development, focusing on site access locations and nearby study intersections. Intersection operations and potential auxiliary turn lane needs were also evaluated based on projected traffic volumes. The results are intended to identify any traffic-related concerns and determine whether operational improvements may be necessary to accommodate development traffic. The project location and surrounding roadway network are shown in **Figure 1**.



Figure 1: Site Location

Existing Conditions

E 16th Street North is a residential roadway located within the Blue Mills Subdivision. The roadway extends east approximately .26 miles from N Blue Mills Road and includes two residential intersections before terminating at a dead-end spur on the eastern limits. N Blue Mills Road is a two-lane roadway that provides access to a signalized intersection with US-24 to the north.

US-24 is an east-west four-lane divided roadway with a posted speed limit of 50 miles per hour. According to the Missouri Department of Transportation (MoDOT) Roadway Classification Map, this segment of US-24 is classified as an “Other Freeway and Expressway”.

Along the eastern boundary of the proposed site is Little Blue Parkway, a north-south roadway posted at 45 miles per hour and is classified as “Other Freeway and Expressway”. Little Blue Parkway connects to US-24 to the north and E Bundschu Road to the south. For approximately 0.72 miles to the north of E Bundschu Road, Little Blue Parkway is a 4-lane divided roadway with a grass median. North of this segment, the roadway transitions to an undivided 2-lane roadway section as it continues toward US-24.

Bundschu Road is an east-west, two-lane roadway posted at 35 miles per hour and is classified by MoDOT as a “Major Collector”.

Proposed Site

The proposed project site is zoned R-6 (Residential) and is planned to include 181 single-family residential lots. Internal circulation will utilize a public residential street network designed to connect to the surrounding roadway system at two access points. **Figure 2** shows the site plan, also see **appendix A**.

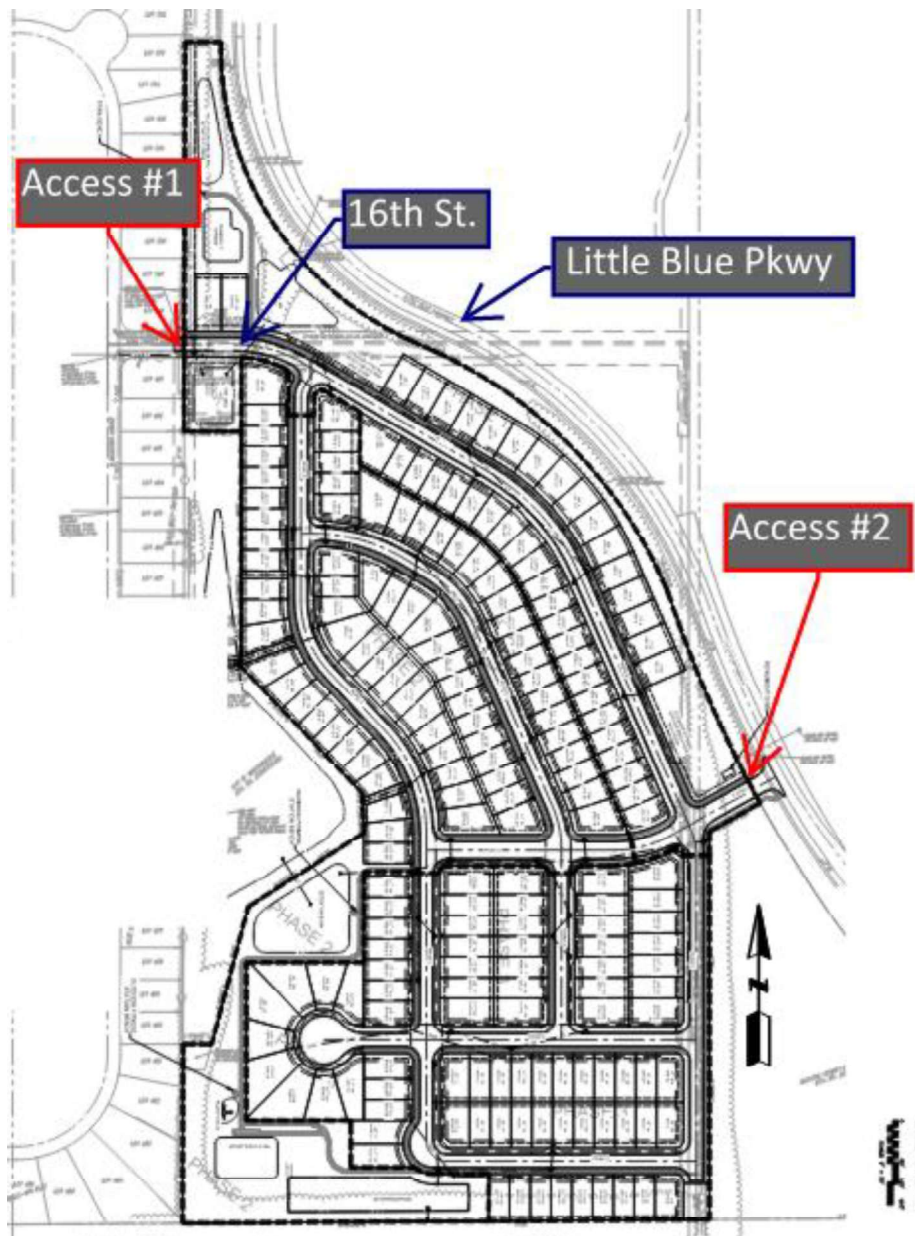


Figure 2: Site Plan

Site Access

The proposed development includes two primary access locations spaced approximately 1,554 feet apart. The access configuration is intended to distribute site traffic between the adjacent local street network and the arterial roadway system.

Western Access:

The western access, which we will reference as **access #1**, will extend the existing E. 16th Street North connection through the Blue Mills subdivision. Traffic primarily utilizing this access will route west to N. Blue Mills Road and north to the signalized intersection at US-24. This connection provides access to the existing collector street network and supports distribution toward US-24 via Blue Mills Road.

Eastern Access:

The eastern access, which we will refer to as **access #2** will provide a direct connection to Little Blue Parkway. This access will accommodate northbound movements toward the US-24 interchange and southbound movements toward E. Bundschu Road and the surrounding arterial system. This accesses location is between US-24 & Little Blue Parkway and Little Blue Parkway & Bundschu Road.

The proposed access configuration distributes traffic between the subdivision street network and the adjacent arterial corridor, reducing reliance on a single access point and providing operational flexibility within the surrounding roadway system. No connection is proposed to the south toward Powell Road, as the development will terminate at the southern limit.

Sight Distance

A sight distance analysis was completed for the proposed access at Access #2 connecting to Little Blue Parkway. The analysis was conducted in accordance with AASHTO's A Policy on Geometric Design of Highways and Streets to evaluate the intersection sight distance required for vehicles exiting the site drive onto Little Blue Parkway. Although the posted speed limit is 45 mph, the City of Independence requested that the analysis be based on a design speed of 55 mph. Based on AASHTO criteria, a minimum intersection sight distance of 610 feet is required for a single-unit vehicle crossing one lane of traffic in each direction at 55 mph.

A field visit was conducted to measure the available sight distance at the proposed access location. Measurements were taken from a driver eye height of 3.5 feet above the roadway surface at the proposed access point to approaching vehicles in both directions along Little Blue Parkway, consistent with AASHTO sight distance criteria. The observed sight distance reached at least the minimum required 610 feet in both directions. Field observations indicated that sight distance continued to increase beyond the minimum measured location, therefore, measurements were not extended to determine the maximum available sight distance. The available sight distance is summarized in **Table 1** and exceeds the minimum AASHTO requirements.

Sight Distance					
Site Access	Looking North	Looking South	Required Distance	Meets Requirements	Notes
Access#2 to Little Blue PKWY.	>700 FT	>700 FT	610 FT	YES	Posted speed 45mph, using design speed of 55mph.

Table 1: Sight Distance

Trip Generation

The proposed development consists of 196 single-family residential lots. Trip generation for the development was estimated using the Institute of Transportation Engineers (ITE) Trip Generation Manual, 12th Edition. The land use category Single-Family Detached Housing (ITE Land Use Code 210) was used to estimate vehicle trip activity associated with the proposed development.

Trip generation estimates were calculated based on the number of dwelling units (181 lots) using the applicable weekday AM peak hour, and weekday PM peak hour trip generation rates published in the ITE manual. The resulting trip generation estimates for the proposed development are summarized in **Table 2**.

Per the City of Independence Traffic Impact Policy and Guidelines, analysis of weekday and weekend peak generation for retail developments greater than five acres may be required. Since the proposed development is residential in nature, this analysis is not applicable to the project. Additionally, the policy notes that midday traffic volumes associated with school release peak periods may be evaluated when applicable. Given the proposed land use and study area conditions, a midday peak period analysis is not warranted for this development.

Average Daily, AM, and PM Trip Generation						
Land Use	Size	Variable	AM Peak		PM Peak	
			IN	OUT	IN	OUT
210- Single Family Detached Housing	196	Units	34	103	118	69
		Total New Trips	34	103	118	69
			136		187	

Table 2: Trip Generation

Trip Distribution

Trip distribution for the proposed development was estimated based on existing traffic patterns within the surrounding roadway network, consistent with the methodology described in the Missouri Department of Transportation Engineering Policy Guide (EPG) Section 905.3.4.8.4. This approach derives

trip distribution percentages using observed traffic patterns and travel behavior from existing roadway volumes and nearby developments with similar characteristics.

Because the proposed development is located adjacent to an existing residential neighborhood, the surrounding roadway network already reflects typical travel patterns associated with similar land uses. Existing traffic volumes and directional flow patterns on the adjacent roadway system were therefore used to establish the percentage distribution of site-generated trips during the AM and PM peak hours.

The resulting distribution percentages were applied to the projected site-generated traffic to determine how trips would distribute to the surrounding roadway network. The distributed site-generated traffic was then added to the existing traffic volumes to develop the future traffic volumes representing existing conditions plus traffic associated with the proposed development.

An exhibit illustrating the AM and PM peak hour trip distribution patterns is provided in the Appendix. These distributed volumes were used in the operational analysis to compare existing traffic conditions with conditions that include traffic generated by the proposed development.

Future Traffic Conditions

A review of the City's Future Land Use Map **Figure 3** and see Appendix E, indicates that the project site is primarily surrounded by existing and planned residential land uses. Limited areas near the US-24 corridor are identified for neighborhood commercial and civic/public uses; however, these areas are relatively small in scale and are generally surrounded by residential development with connections to US-24. As such, future traffic patterns in the study area are expected to remain largely residential in nature, with no indication of significant high-intensity land uses that would substantially alter traffic conditions beyond what is evaluated herein.

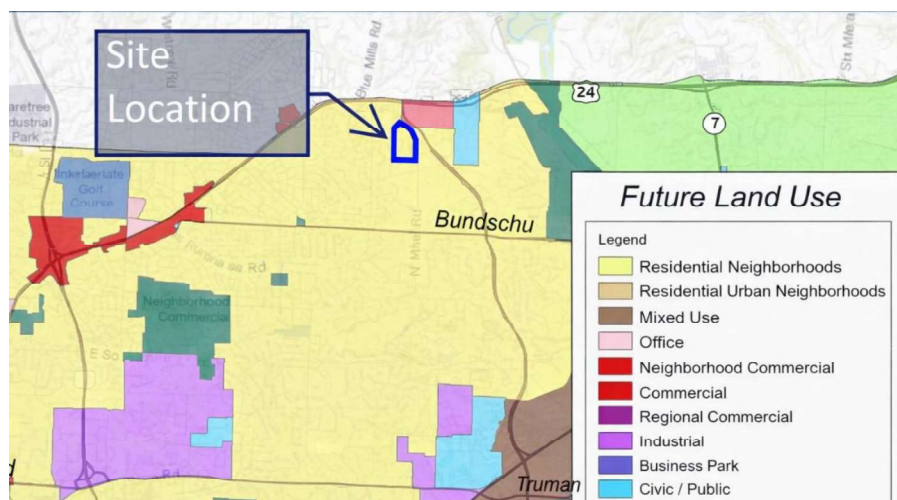


Figure 3: Future Land Use 9 (see Appendix E for full map)

In addition, a parcel located east of Little Blue Parkway, directly across from the proposed development, is identified as Residential Neighborhoods on the Future Land Use Map and is approximately 25 acres in size. While no specific development plan is currently available, a planning-level evaluation of this parcel was included to understand how future buildout in the immediate area could influence intersection operations.

For purposes of this analysis, the parcel was assumed to develop as single-family residential, consistent with the proposed development and surrounding land use designations. Based on the approximate acreage, a conservative estimate of 200 residential units was used to represent potential future development. This assumption is intended to reasonably reflect potential traffic demand without overstating future conditions.

From a planning perspective, it is anticipated that future development of this parcel would align with Access #2 along Little Blue Parkway, resulting in a four-leg intersection. This configuration was used to evaluate future traffic operations and potential impacts under long-term conditions.

Estimated trip generation for this assumed development scenario is summarized in **Table 3** and was incorporated into the future traffic analysis, including traffic operations modeling, trip distribution, and auxiliary turn lane evaluations.

For 25ac lot to the East of Little Blue PWKY: Average Daily, AM, and PM Trip Generation						
Land Use	Size	Variable	AM Peak		PM Peak	
			IN	OUT	IN	OUT
210- Single Family Detached Housing	200	Units	35	105	120	71
	Total New Trips		35	105	120	71
			140		191	

Table 3: Trip Generation – Future adjacent lot

Future traffic volumes were projected using a combination of historical data, available traffic trends, and engineering judgment based on roadway classification and surrounding land use. A review of available MoDOT AADT data was performed to understand recent traffic trends within the study area. The End-Point Compound Annual Growth Rate (CAGR) method was used as a starting point to estimate annual growth rates, with adjustments made as appropriate to reflect long-term conditions and avoid overestimating future traffic volumes. Growth rates were then applied by approach based on the roadway each movement is associated with, so that projections reflect how traffic is entering and leaving the study area.

Historical AADT data for US-24 between 2021 and 2025 indicates an average annual growth rate of approximately 3.2 percent. However, this rate reflects short-term trends over a limited time period and may not be representative of long-term conditions. To provide a more realistic projection, a reduced

annual growth rate of 1.5 percent was applied for US-24, which is consistent with typical long-term growth rates for arterial roadways in developed areas.

For Little Blue Parkway, historical AADT data from 2021 through 2025 indicates relatively stable traffic volumes, with 2022 appearing higher than surrounding years. Based on the overall trend, an annual growth rate of approximately 0.7 percent was applied.

Bundschu Road did not have available historical count data; therefore, a modest annual growth rate of 0.5 percent was assumed to reflect typical low-volume roadway growth in developing areas.

Traffic volumes on local neighborhood roadways, including Blue Mills Road, were assumed to remain constant with a 0 percent background growth rate. These facilities primarily serve existing residential traffic and are not expected to experience significant changes in through traffic over time.

Future conditions were evaluated for a 20-year horizon to represent long-term operations of the roadway network. While this represents a long-range planning scenario, the selected growth rates reflect conservative, reasonable assumptions intended to avoid overstating future traffic conditions.

The proposed development consists of a fixed number of residential units; therefore, the site-generated traffic associated with the project will not increase beyond the volumes evaluated in this study. Any additional traffic growth in the area would be related to future development of surrounding properties, which should be evaluated independently as those projects are proposed. From a planning perspective, it would be beneficial for future access points along the east side of Little Blue Parkway to align with Access #2 associated with the proposed development. Consolidating access in this manner would help manage turning movements at a single intersection and allow for more efficient implementation of operational improvements, if warranted, rather than creating multiple closely spaced or offset intersections. As development occurs, future traffic studies should evaluate how new land uses may influence travel patterns and intersection operations within the surrounding roadway network.

Access #2 also maintains adequate spacing from nearby intersections, including US-24 and Bunch Hollow Road, and therefore does not present concerns related to intersection spacing at this time. The spacing of this access point is appropriate to accommodate future growth and allows for potential improvements to be implemented, if needed.

Traffic Operation

Traffic operations at the study intersections were analyzed using Synchro traffic modeling software, which applies methodologies from the Highway Capacity Manual (HCM) to evaluate intersection performance. Synchro calculates several Measures of Effectiveness (MOEs) based on traffic volumes, lane configurations, and intersection control type. Commonly evaluated MOEs include average control delay, queue lengths, and Level of Service (LOS).

Level of Service (LOS) is a qualitative measure used to describe the operating conditions of an intersection or roadway segment. The HCM defines LOS for signalized and unsignalized intersections based on the average control delay experienced by vehicles. LOS ranges from A to F, where LOS A represents free-flow conditions with minimal delay and LOS F represents highly congested conditions with significant delay. **Table 4** below gives the average vehicle delay ranges for each Level of Service.

For unsignalized (stop-controlled) intersections, Level of Service is determined based on the worst-performing approach rather than the overall intersection average. High volumes on the major (free flow) movements can result in lower overall average delay values, which may not fully reflect delays experienced by minor street approaches.

Level of Service (LOS)	Control Delay per Vehicle (sec.)	
	Signalized	Unsignalized
A	<= 10	<= 10
B	10-20	10-15
C	20-35	15-25
D	35-55	25-35
E	55-80	35-50
F	> 80	> 50

Table 4: Level of Services

Three traffic scenarios were evaluated as part of this study:

- Existing Conditions – Represents current traffic volumes observed during the peak study periods.
- Development Conditions – Represents existing traffic volumes with the addition of traffic generated by the proposed development.
- Future Conditions – Represents development conditions with the addition of projected background growth and concept future development on the other side of Little Blue PKWY.

The development condition volumes were developed by adding the distributed site-generated traffic to the existing peak hour traffic volumes within the study area.

For the signalized intersections, cycle lengths and phase splits were optimized in Synchro to establish a baseline timing plan. The optimized timing was then held constant for all the existing and development scenarios so that any differences in Level of Service reflect the effect of the added development traffic rather than changes in signal timing.

Operational performance was evaluated for each study intersection during the AM and PM peak hours, which evaluates individual approach operations. Average control delay and corresponding Level of Service (LOS) were calculated and compared between existing and development conditions.

Results of the analysis are summarized in the following tables. **Table 5** presents the AM peak hour comparison of delay and LOS for each study intersection and approach under existing and development conditions, while **Table 6** presents the same comparison for the PM peak hour.

AM PEAK LOS & Delay – Approach + Intersection Summary							
Intersection	Movemen t	Existing (2026)		Development		Future (2046)	
		LOS	Delay (s)	LOS	Delay (s)	LOS	Delay (s)
US-24 and Blue Mills Rd. (Signal)	EB	C	20.60	C	20.90	C	22.10
	WB	C	23.00	C	23.10	C	27.50
	NB	A	8.80	A	9.00	B	10.50
	SB	B	12.60	B	12.90	B	14.70
US-24 and Little Blue Pkwy. (Signal)	EB	B	16.10	B	16.10	B	16.70
	WB	B	11.30	B	11.40	B	11.50
	NB	A	8.40	A	8.60	B	10.60
	-						
Little Blue Pkwy. And Bundschu Rd. (Signal)	EB	B	18.80	B	18.80	B	18.90
	WB	C	21.60	C	21.60	C	21.80
	NB	A	7.00	A	7.10	A	7.50
	SB	A	7.60	A	7.80	A	8.40
16TH and Blue Mills Rd. (Stop-Controlled*)	EB*	A	9.33	A	9.72	A	9.72
	WB*	A	8.73	A	8.89	A	8.89
	NB	FREE	0.00	FREE	0.00	FREE	0.00
	SB	FREE	1.36	FREE	2.99	FREE	2.99
Access #2 and Little Blue Pkwy (Stop-Controlled*)	EB*	-	-	A	9.91	B	10.64
	-	-	-	-	-	B	12.04
	NB	FREE	FREE	FREE	0.54	FREE	0.44
	SB	FREE	FREE	FREE	0.00	FREE	0.77

Table 5: LOS & Delay for AM Peak

PM PEAK LOS & Delay – Approach + Intersection Summary							
Intersection	Movement	Existing (2026)		Development		Future (2046)	
		LOS	Delay (s)	LOS	Delay (s)	LOS	Delay (s)
US-24 and Blue Mills Rd. (Signal)	EB	C	26.10	C	26.70	D	38.40
	WB	C	23.10	C	23.30	C	26.50
	NB	A	9.40	A	9.80	B	11.20
	SB	B	13.20	B	13.90	B	15.50
US-24 and Little Blue Pkwy. (Signal)	EB	B	15.50	B	15.60	B	17.80
	WB	B	10.50	B	10.60	B	10.50
	NB	B	10.30	B	10.70	B	14.10
	-						
Little Blue Pkwy. And Bundschu Rd. (Signal)	EB	B	19.50	B	19.40	B	19.50
	WB	C	22.20	C	22.30	C	22.60
	NB	A	6.80	A	7.00	A	7.50
	SB	A	8.70	A	8.80	A	9.40
16TH and Blue Mills Rd. (Stop-Controlled*)	EB*	A	10.18	B	11.61	B	11.61
	WB*	A	8.76	A	8.96	A	8.96
	NB	FREE	0.35	FREE	0.35	FREE	0.35
	SB	FREE	2.19	FREE	3.81	FREE	3.81
Access #2 and Little Blue Pkwy (Stop-Controlled*)	EB*	-	-	B	11.2	B	14.07
	-	-	-	-	-	B	13.76
	NB	FREE	FREE	FREE	1.2	FREE	0.89
	SB	FREE	FREE	FREE	0.0	FREE	1.52

Table 6: LOS & Delay for PM Peak

Overall, the results indicate that the addition of traffic from the proposed development is not expected to result in operational impacts. Under both AM and PM peak hour conditions, the study intersections continue to operate at acceptable Levels of Service, with only minor changes in average delay. In most cases, the change in delay between existing and development conditions is minimal and does not result in a change in LOS.

Locations where larger increases in delay are observed are primarily associated with the US-24 signalized intersection under future conditions. These increases reflect long-term background growth assumptions and the use of fixed, optimized signal timing for comparison purposes, rather than the impact of the proposed development. In practice, MoDOT routinely collects traffic data and evaluates signal performance to optimize signal timing as part of their normal operations.

Based on the results of the traffic operations analysis, the study intersections are expected to continue operating at acceptable levels, and no operational improvements are anticipated to be necessary to accommodate traffic generated by the proposed development.

Auxiliary Turn Lanes

Auxiliary turn lanes were evaluated for the proposed site access #2 along Little Blue Parkway to determine whether dedicated turn lanes are warranted to accommodate turning movements associated with the development. Although this project is not located on a MoDOT facility, the Missouri Department of Transportation Engineering Policy Guide (EPG 940.9) provides widely accepted criteria for evaluating auxiliary turn lanes. Therefore, the MoDOT EPG guidelines and warrant charts were used to evaluate the need for left- and right-turn lanes at the proposed access #2 location.

Access #1 will connect directly to E. 16th Street and will function as a roadway tie-in rather than a driveway intersection. As a result, auxiliary turn lane warrants were not evaluated.

Access #2 will function as a three-legged intersection with Little Blue Parkway, with the access #2 drive being stopped controlled. At this location, the potential need for a southbound right-turn lane into the site and a northbound left-turn lane into the site was evaluated using traffic counts taken and the generated traffic counts added to the system. Both the posted speed of 45mph and design speed of 55mph are evaluated.

To assess long-term conditions, the analysis was conducted for the 2046 future year, which includes projected background traffic growth and site-generated traffic. Under these conditions, an additional planning-level evaluation was performed to consider how the intersection may operate if the undeveloped land east of Little Blue Parkway were to develop in a similar manner.

For this evaluation, a conceptual access point opposite Access #2 was assumed, resulting in a four-legged intersection condition. Traffic associated with this potential development was estimated using a comparable residential yield and similar directional distribution assumptions as the proposed development. The assumed development intensity and trip generation are consistent with those described in the Future Traffic Conditions section of this report. This approach allows for evaluation of additional turning movements, including southbound left-turns and northbound right-turns into the assumed eastern development.

This evaluation is intended to provide a reasonable representation of potential future conditions and is not based on a known or planned development.

All evaluations were conducted using both the posted speed of 45 mph and a design speed of 55 mph in accordance with MoDOT EPG guidance.

A summary of the traffic volumes used in the auxiliary lane evaluations is provided in **Table 7** and **Table 8**. These values represent the turning movement and opposing volumes used to evaluate right and left turn lane warrants for the 2026 proposed development along with the 2046 future conditions, including both the proposed development access and the assumed opposing access. The summarized data shown in Tables were used to develop the warrant charts presented in the following figures.

Left Turn Lane Data						
Peak	Direction	% Left Turns	Left Turns	Advancing Vol (x)	Opposing Vol (y)	Notes
AM	NBL	7%	7	98	177	Proposed Development 2026
PM	NBL	16%	38	236	189	
AM	NBL	6%	7	122	202	Proposed Development + Future 2046 and assumed development to the
PM	NBL	18%	38	214	214	
AM	SBL	20%	23	115	115	2046 Assumed development to the east SBR Entrance
PM	SBL	19%	50	264	294	

Table 7: Right Turn Lane Data

Right Turn Lane Data				
Peak	Direction	Major Road Vol (x)	Right Turns (y)	Notes
AM	SBR	177	12	Proposed Development 2026
PM	SBR	189	27	
AM	SBR	225	12	Proposed Development + Future 2046 and assumed development to the east
PM	SBR	264	27	
AM	NBR	122	13	2046 Assumed development to the east NBR Entrance
PM	NBR	332	70	

Table 8: Left Turn Lane Data

Figure 3 presents the right-turn lane guidance for a two-lane roadway based on MoDOT EPG criteria. Based on the evaluated conditions, right-turn volumes associated with the proposed development fall below the warrant thresholds during both the AM and PM peak hours, and in some cases are below the minimum values represented on the warrant charts. As such, a right-turn lane is not warranted for the proposed development under either the posted speed limit of 45 mph or the design speed of 55 mph.

Additional sensitivity analysis was performed to evaluate long-term conditions using projected 2046 traffic volumes. While the results indicate that a northbound right-turn lane may approach warrant conditions during the PM peak hour under the 55 mph design speed, this scenario reflects potential future area development beyond what is currently proposed. Based on the development evaluated in this study, no right-turn lane improvements are warranted at this time. However, this location may be worth monitoring as surrounding development occurs.

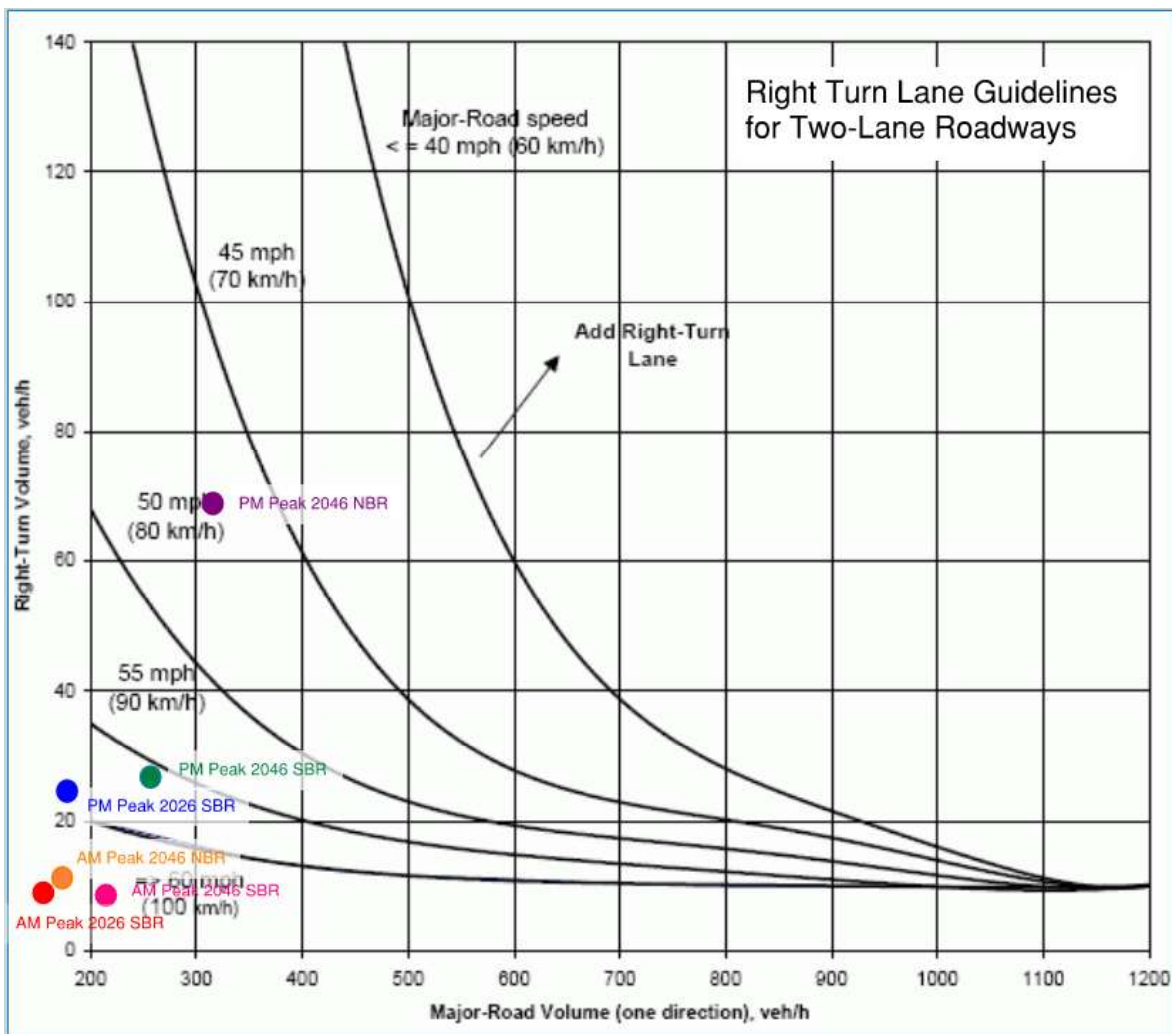


Figure 3: Right Turn Lane Guidelines for Two-Lanes Roadways (EPG 940.9.9)

Figure 4 presents the left-turn lane guidelines for a two-lane roadway with a posted speed of 45 mph based on MoDOT EPG criteria. Based on the evaluated conditions, the projected traffic volumes associated with the proposed development fall below the warrant thresholds during both the AM and PM peak hours. Detailed volume inputs and calculations are provided in **Table 8**. As such, a left-turn lane is not warranted under the 45 mph posted speed condition.

Additional evaluation was performed considering future traffic conditions, including projected 2046 volumes and potential development in the surrounding area. Under these conditions, the results remain below the warrant thresholds for both peak hours. Therefore, a left-turn lane is not warranted based on the conditions evaluated in this study, though future development may warrant reevaluation as traffic volumes increase.

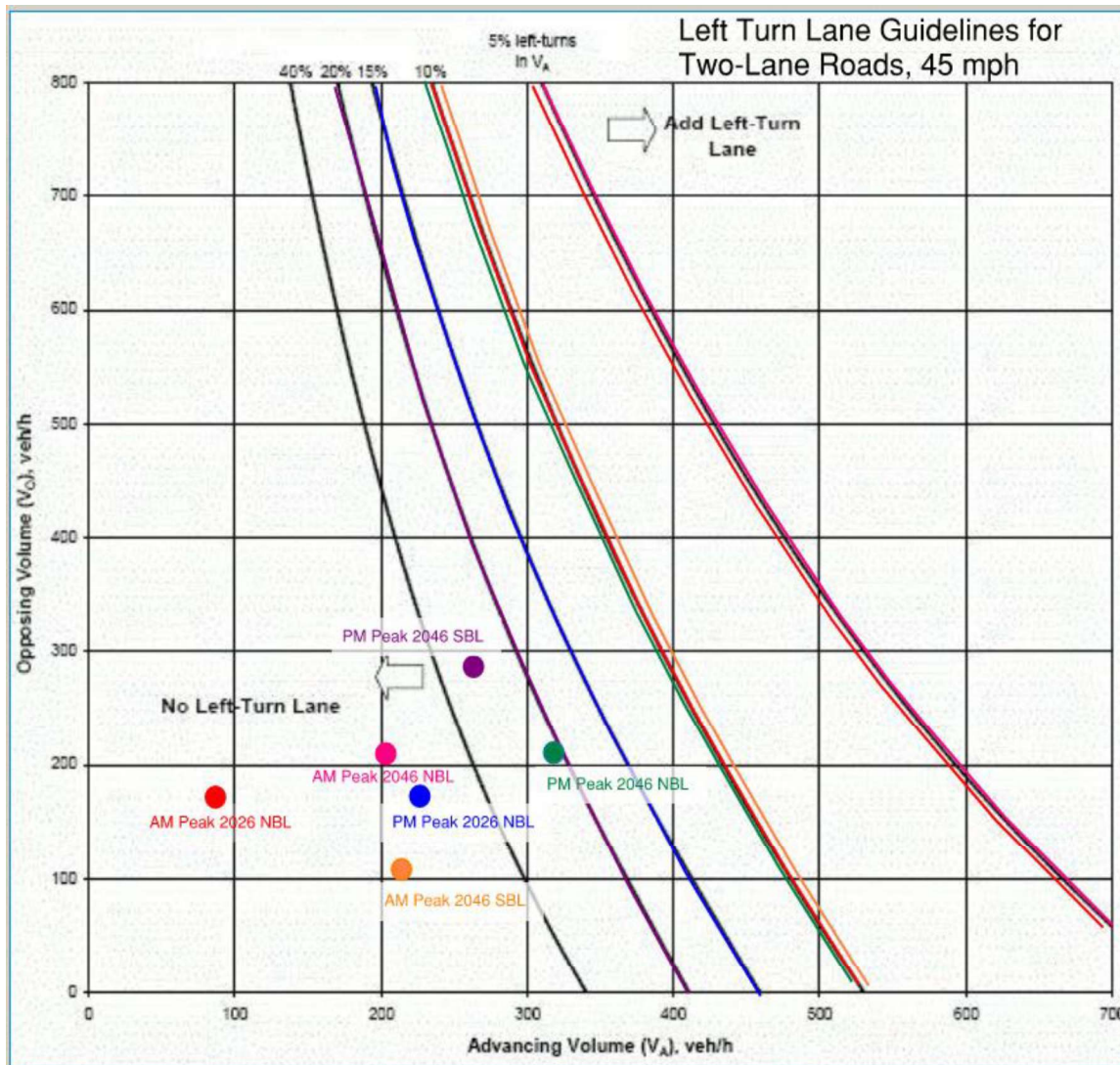


Figure 4: Left-Turn Lane Guidelines for Two-Lane Roads, 45mph (EPG 940.9.2)

Figure 5 presents the left-turn lane guidelines for a two-lane roadway with a design speed of 55 mph based on MoDOT EPG criteria. The same traffic volumes were evaluated for both the AM and PM peak hours, with detailed inputs provided in **Table 8**. Based on the evaluated conditions, the projected traffic volumes associated with the proposed development fall below the warrant thresholds for both peak hours. As such, a left-turn lane is not warranted under the 55 mph design speed condition.

Additional evaluation was performed to consider future conditions, including projected 2046 volumes and potential development in the surrounding area. Under these conditions, the results continue to fall below the warrant thresholds for the proposed development. However, the analysis indicates that a southbound left-turn movement during the PM peak hour may approach warrant conditions under future scenarios. This condition reflects potential growth beyond what is currently proposed and is based on assumed development on adjacent properties. While no improvements are warranted at this time, this location may be worth monitoring as future development occurs.

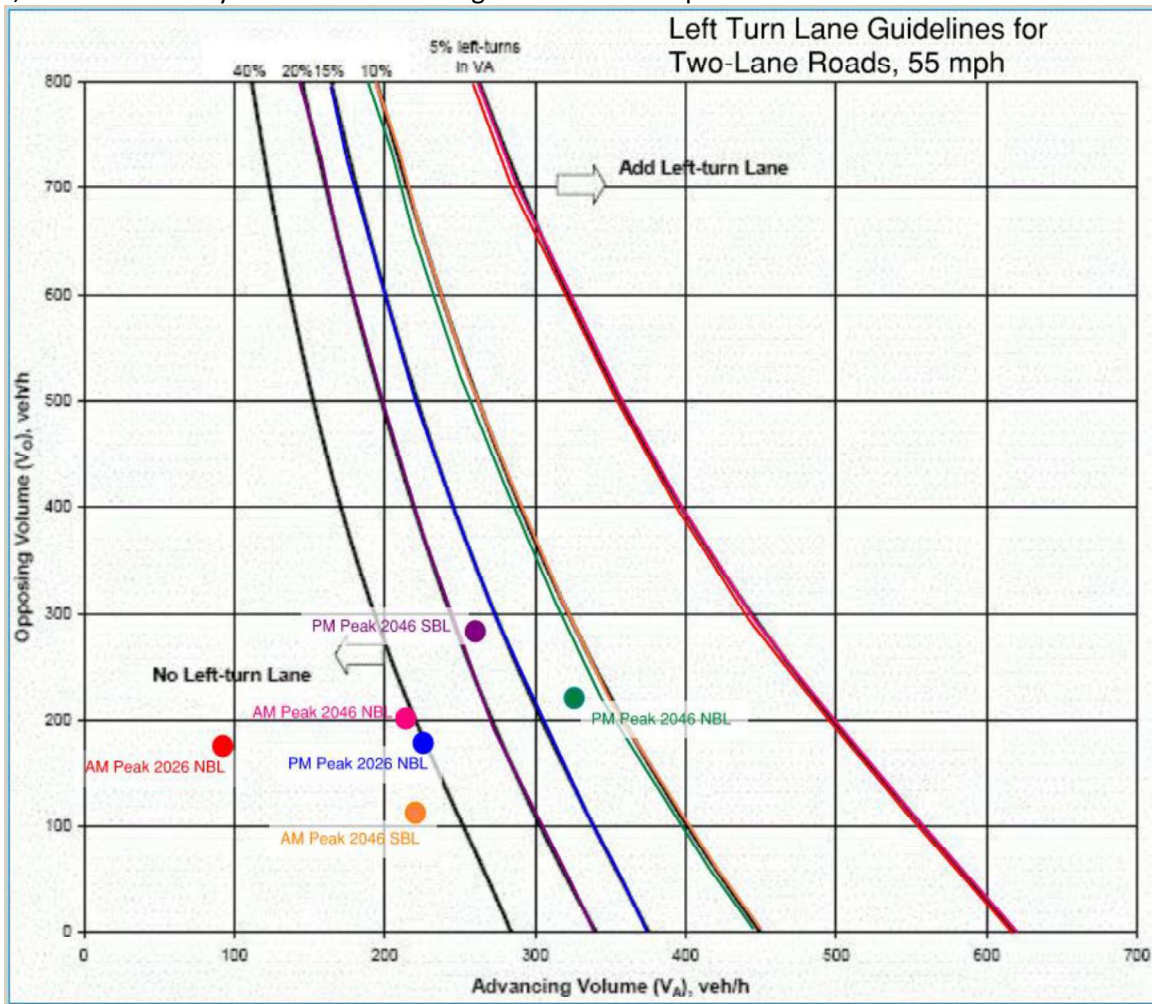


Figure 5: Left-Turn Lane Guidelines for Two-Lane Roads, 55mph (EPG 940.9.2)

Results and Conclusion

The surrounding roadway network is expected to accommodate traffic generated by the proposed 181-lot single-family residential development. The evaluation considered site access configuration, intersection sight distance, projected site-generated traffic, intersection operations, and auxiliary turn lane warrants.

Based on the analysis summarized above, the following conclusions are made:

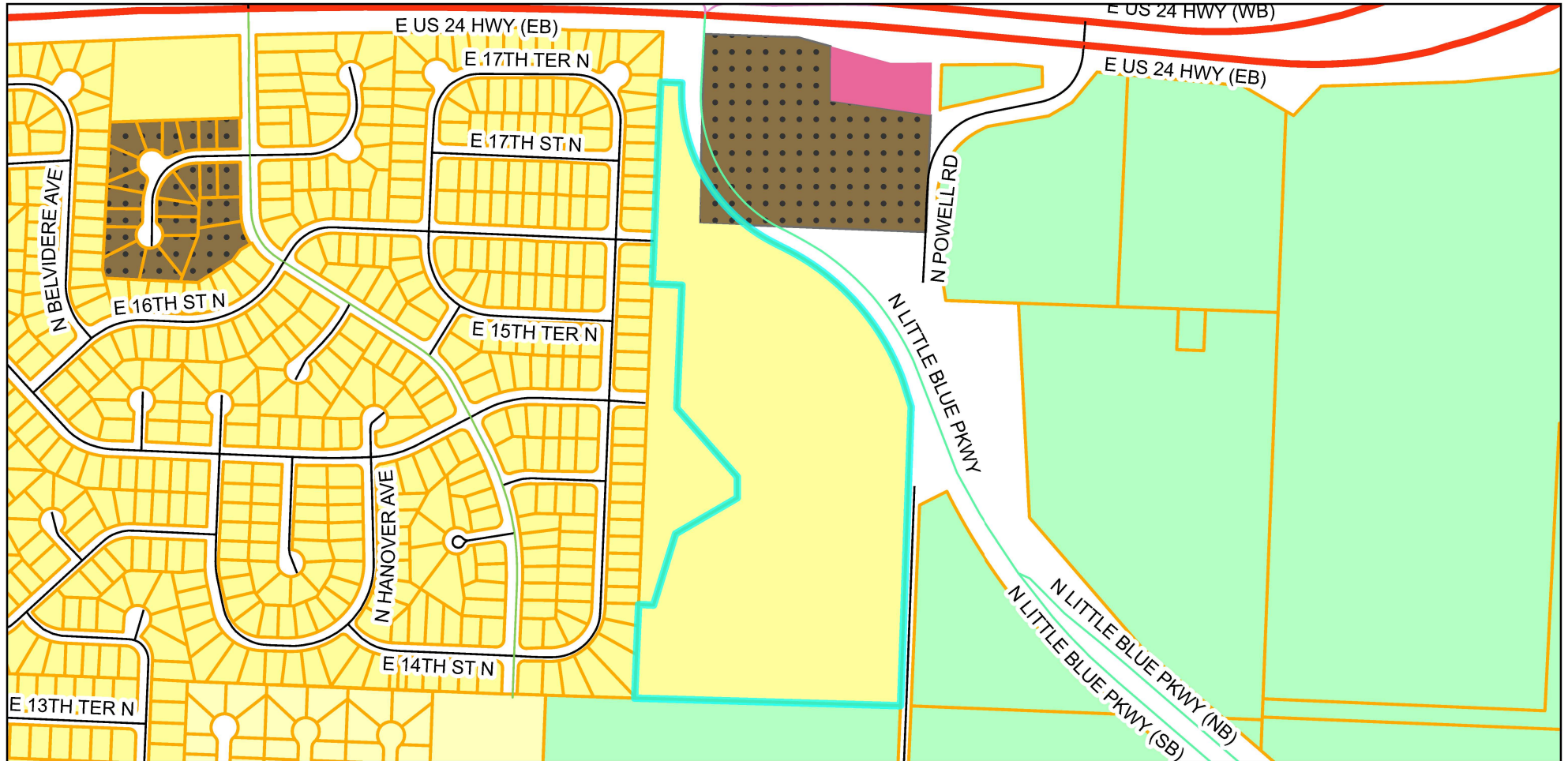
- **Site Access:** Two access points are proposed, including a connection to E. 16th Street North (Access #1) and a direct connection to Little Blue Parkway (Access #2), providing multiple routes to the surrounding roadway network.
- **Sight Distance:** A field review confirmed that Access #2 provides greater than 610 feet of sight distance in both directions, exceeding the AASHTO requirement based on a 55 mph design speed.
- **Trip Generation:** The development is estimated to generate approximately 128 trips during the AM peak hour and 174 trips during the PM peak hour based on ITE Trip Generation Manual (Land Use Code 210).
- **Traffic Operations:** Intersection analysis using Synchro and HCM methodologies shows that all study intersections continue to operate at acceptable Levels of Service (LOS A–C) during both peak hours with only minor changes in delay.
- **Right-Turn Lane Evaluation:** These volumes fall below the MoDOT EPG warrant thresholds, therefore a right-turn lane is not warranted.
- **Left-Turn Lane Evaluation:** When evaluated using both the 45 mph and 55 mph MoDOT EPG warrant charts, the volumes fall below the threshold curves, therefore a left-turn lane is not warranted.

Based on the results of this study, the proposed development is not expected to negatively impact traffic operations in the study area. All intersections continue to operate at acceptable levels, sight distance requirements are met, and turn lane warrants are not met. No roadway improvements are recommended at this time.

Zoning Map

20691 E US 24 Hwy

Case #26-125-03



Legend

Parcels

Zoning District

C-1

R-30/PUD

R-4

R-6

R-A

0 500 1,000 2,000 US Feet

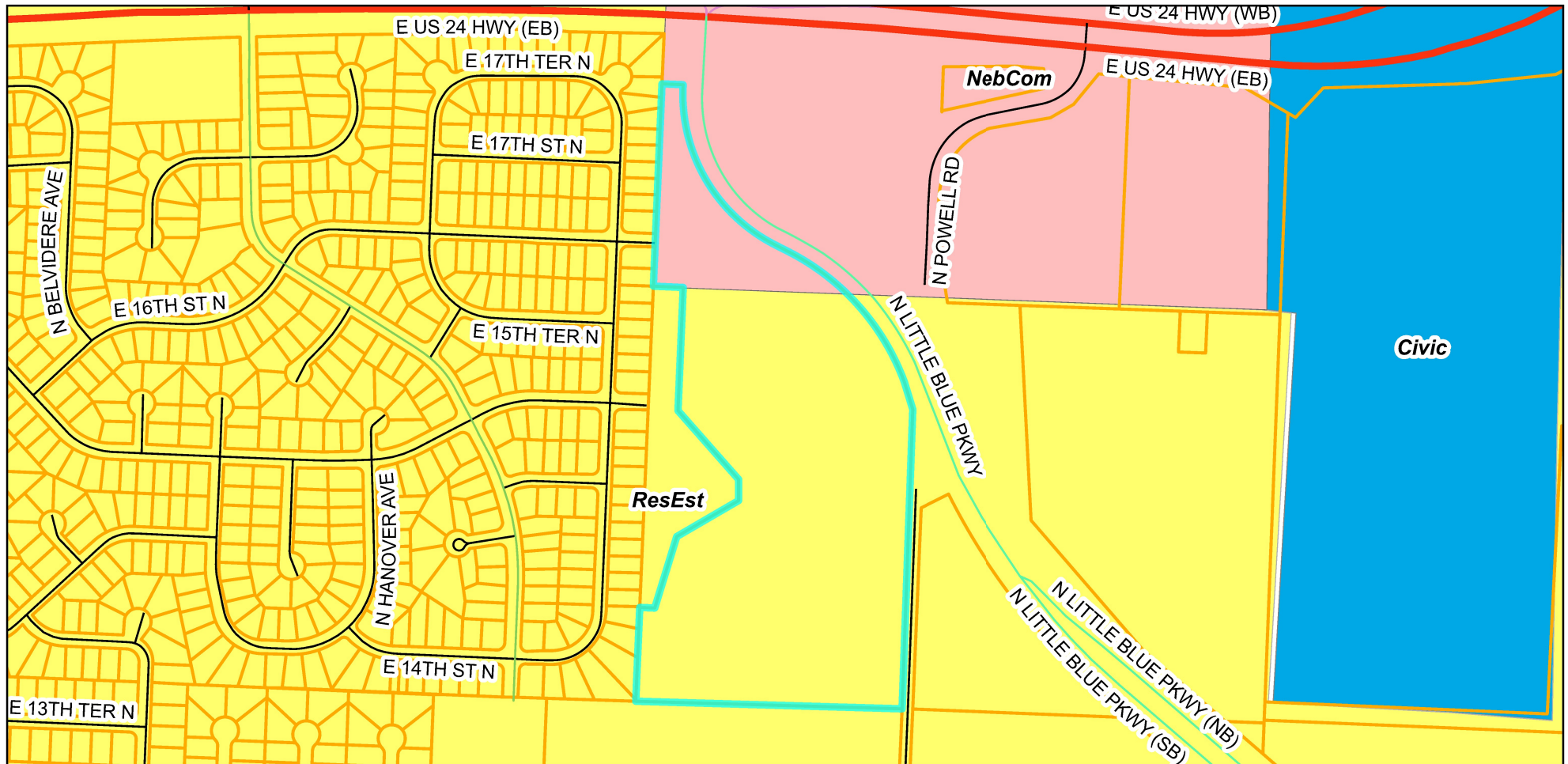
Prepared For: Planning Commission
Meeting Date: June 9, 2026



Comprehensive Plan

20691 E US 24 Hwy

Case #26-125-03



Legend

 Parcels

0 500 1,000 2,000 US Feet

Prepared For: Planning Commission
Meeting Date: June 9, 2026



MEETING DATE: June 9, 2026

STAFF: Gabe Glaser, Planner

PROJECT NAME: Avis Rental Car Parking Expansion

CASE NUMBER/REQUEST: **Case 26-200-03 – Special Use Permit – 3601 S. Noland Road** – A request to approve a Special Use Permit to operate a rental car business.

APPLICANT: Marshal Blount, Upjohn Blount Real Estate

OWNER: Wellington Real Estate Investors LLC

PROPERTY ADDRESS: 3601 S Noland Rd

SURROUNDING ZONING/LAND USE:

- North:** C-1 (Neighborhood Commercial) and C-2 (General Commercial)...General Retail, Restaurant, Financial Services, Business Services, and a retirement home.
- East:** R-6 (Single-Family Residential)...Single-Family Subdivision
- South:** C-2 (General Commercial)...Offices
- West:** C-2 (General Commercial)...Offices, Restaurant, and General Retail

PUBLIC NOTICE:

- Letters to property owners – May 15, 2026
- Public Notice published in the Independence Examiner – May 23, 2026
- Signs posted on property – May 21, 2026

FURTHER ACTION:

Following action by the Planning Commission, this rezoning request is scheduled for first reading by the City Council on July 6, 2026 and the public hearing/second reading on July 20, 2026.

RECOMMENDATION

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

1. All operations of the business shall be in accordance with Section 14-409-01 of the Development Code
2. A minimum of 200 square feet is required for each vehicle parked at the site
3. The site shall be striped as indicated on the site plan submitted as part of this application
4. Landscaping shall be installed as indicated on the plan submitted as part of this application

PROJECT DESCRIPTION & BACKGROUND INFORMATION

PROJECT DESCRIPTION: Special Use Permit approval to expand a car rental business operation.

Current Zoning: C-2 (General Commercial)

Current Use: Vacant Land

Proposed Use: Vehicle Display Area for Car Rental Business

Building Sq Ft: N/A

Zoning History:

The subject site was annexed in 1960 and subsequently assigned two zoning designations: R-1 (Single-Family Residential) and C-3 (Commercial). By 1980, the zoning classification for the property was amended to C-2 (General Commercial), where it has remained since. The site has remained vacant and undeveloped throughout the period following its annexation.

Proposal:

The applicant received Special Use Permit approval in 2019 (Case No. 19-200-01) to operate a car rental agency at 3701 S. Noland Road. However, the existing site does not provide sufficient space to accommodate the display of rental vehicles. The applicant is therefore requesting Special Use Permit approval to expand their vehicle display area onto a portion of 3601 S. Noland Road, as shown on the plans submitted with the application.

Physical Characteristics of Property:

The subject site is an irregular shaped parcel of land consisting of a combination of paved asphalt parking area in the southern half and a grassy field to the north. A paved access drive along the western property boundary provides vehicle access to the adjacent commercial strip center and office building to the south.

A natural berm exists along the eastern property boundary abutting adjacent residential properties. The berm consists of a mix of trees and shrubs.

Characteristics of the Area:

The broader area exhibits a mixed land use pattern, with a strong commercial corridor running north–south along Noland Road. Commercial uses dominate the parcels immediately adjacent to the corridor and include strip centers, standalone retail buildings, service businesses, and parking lots. Residential neighborhoods occupy the areas to the east and west of the corridor, consisting primarily of single-family subdivisions.

ANALYSIS

Consistency with *Independence for All*, Strategic Plan:

Independence for All Strategic Plan 2022-2026 provides an objective to attract and retain quality employers with the goal of increasing the economic prosperity of the community. Approval of the special use permit will allow the rental business to continue their operations and expand their vehicle display area.

Comprehensive Plan Tools and Policies for the Current Designation:

Imagine Independence Comprehensive Plan 2040 envisions this area commercial land use category for this area. The Business & Jobs element of the comprehensive plan promotes the revitalization of unused/underused property and targets business retention, especially for existing employers who may grow in place. Approval of this special use permit request supports the continued operation and expansion of an existing business by providing needed operational capacity.

Historic and Archeological Sites:

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

Public Utilities:

Public utilities are available to serve the subject site.

Floodplain/Stream Buffer:

The property is not located within any floodplains nor is it affected by stream buffers.

CIP Investments:

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

Streets and Access:

Access easements exist along the western property line and adjacent properties to the west and south. These driveways provide easy access to the site from Noland Road on the west and 37th Street to the south.

Landscaping:

A natural berm currently runs along the eastern property boundary, providing a topographic buffer between commercial activity onsite and adjacent homes. The applicant has provided a landscape plan supplementing the berm with a continuous mixture of deciduous shrubs and ornamental grasses.

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 subject site lies directly along the Noland Road commercial corridor, which is characterized by auto-oriented retail, service businesses, commercial buildings, and associated parking areas. The proposed overflow parking activity is consistent with this established development pattern and does not introduce a new or unfamiliar intensity of commercial use into the area.
2. **The extent to which the proposed use is compatible with the adjacent zoning and uses.**
The proposed Special Use Permit is located within and supports and already commercially zoned corridor and matches the intensity and character of surrounding commercial uses. It does not alter traffic patterns or access. And it is effectively buffered from adjacent residential uses. The proposed car rental expansion aligns with the zoning district classification of the corridor and surrounding land use pattern.

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

The proposed use consists of overflow parking for rental vehicles, which involves very limited daily vehicle movements compared to typical commercial activity. No customer traffic will occur on this site; vehicle activity is restricted to staff transferring vehicles to and from the principal business location. The proposed Special Use Permit for overflow rental car parking has no adverse impact on public facilities. All existing public facilities can easily accommodate the use without requiring upgrades or expansions.

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

Existing paved area will be reused for the purpose of overflow parking for rental cars. And the applicant has provided a plan to mitigate any negative impacts associated with the proposed use. The site is suitable for the proposed use.

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

No detrimental effects to the surrounding properties in the area are envisioned as a result of the proposed use.

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

No additional impervious coverage is planned for this site. The proposal consists of an adaptive reuse of an existing property. And the business activity aligns with the zoning district classifications and land uses of the surrounding commercial corridor. The proposed use is not expected to adversely impact neighboring properties.

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

The applicant has expressed the need for overflow parking for their car rental agency. Approval of this Special Use Permit has the effect of accommodating and retaining an existing business in the City.

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

The applicant has provided plans supplemented to this Special Use Permit conforming to the use regulations pertaining to vehicle rental agencies and indicates the ability to satisfy all requirements specific to their proposed use.

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

The proposed use involves low intensity commercial activity that will not generate customer traffic. Public facilities and infrastructure exist at the site, and can easily accommodate any demand of the proposed use.

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

Approval of this Special Use Permit supports the retention of a quality employer and aligns with the Business & Jobs element of Imagine Independence Comprehensive Plan 2040.

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

Approval of this Special Use Permit will support the stability of businesses and jobs in this commercial corridor.

EXHIBITS

1. Narrative
2. Application
3. Notification letter
4. Address List
5. Notification Area Map
6. Affidavit
7. Site Plan
8. Landscape Plan
9. Comprehensive Plan map
10. Zoning map



March 9, 2026

Tom Scannell
Director, Community Development
City of Independence
20201 E. Jackson Drive
Independence, MO 64057

Re: 3601 S. Noland Road

Dear Mr. Scannell:

We represent Marshall Blount on this matter. Mr. Blount owns property at 3701 S. Noland Road which is currently leased to Avis Car Rental. Due to the success of the Avis, there is a need for additional overflow parking for its rental cars. Mr. Blount has entered into an option to purchase the property located at 3601 S. Noland Road to provide a suitable location for the overflow of rental cars. The property is currently paved for parking, but not attached to an existing commercial use. Mr. Blount is requesting a special use permit for the paved area of the property to be dedicated to overflow for Avis.

We respectfully request approval of this application.

Sincerely,

A handwritten signature in blue ink that reads "William B. Moore".

William B. Moore

WBM:ks
Enclosure

cc: Marshall Blount



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

Avis Rental Car Parking Expansion

Project Name

3701 S. Noland Rd (Existing); 3601 S. Noland Rd (Proposed Parking)

Project Address/Location

N/A

No

Sq. Ft. of Building	Acreage	Number of Lots/Tracts	Stream Buffer (Yes or No)
C-2	C-2	Vacant Lot	Auxiliary Parking
Existing Zoning	Proposed Zoning	Existing Land Use	Proposed Land Use

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

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

Contact Information

Applicant

Marshal Blount Upjohn Blount Real Estate

Name Company

[Redacted]

Address

[Redacted]

Phone

Email

Architect/Engineer/Surveyor/Other: Counsel

Bill Moore/Rachelle Biondo Rouse Frets White Goss

Name Company

[Redacted]

Address

[Redacted]

Phone

Email rbiondo@rousepc.com

Owner

Wellington Real Estate Investors LLC

Name Company

[Redacted]

Address

[Redacted]

Phone

Email

Architect/Engineer/Surveyor/Other: Surveyor

Tom Clemons Area Surveyors

Name Company

[Redacted]

Address

[Redacted]

Phone

Email

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

[Signature] 3-10-26
Applicant's Signature Date

[Signature] 3-9-2026
Owner's Signature Date

Property Owner Notification Letter

Date: May 15, 2026

Case No. 26-200-03

Dear Property Owner:

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

Proposed Case Type (Check One):

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

Proposed project description: Avis Rental Car Parking Expansion

Applicant: Marshal Blount / Upjohn Blount Real Estate

Location of Property: 3701 S. Noland Rd (Existing Avis) and
3601 S. Noland Rd (Proposed Parking)

Planning Commission Meeting Date: June 9, 2026 at 6:00 p.m.

City Council Meeting Date: July 20, 2026 at 6:00 p.m.

Location of Public Hearing: City Council Chambers City Hall,
20201 E. Jackson Drive, Independence, MO 64057

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.



William B. Moore
Applicant / Agent / Attorney

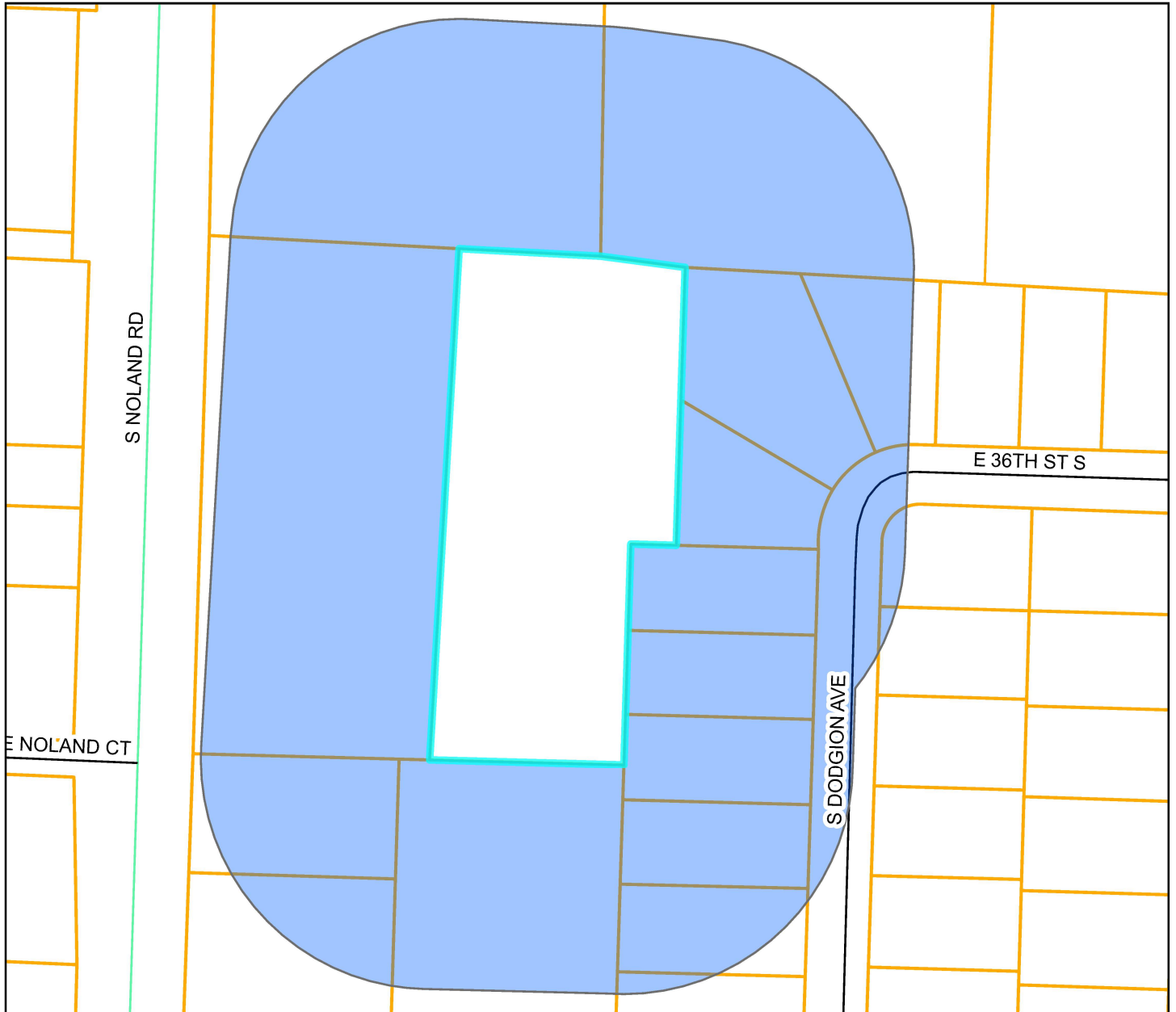
For more information, contact the Community Development Department at 816-325.7421.

Parcel ID	Property Address	Property Owner	Owner Address	City	State	ZIP Code
33-210-02-06-00-0-00-000	13901 E 35TH ST	SY OLD OAK TREE INVESTORS LP	7920 WARD PARKWAY	KANSAS CITY	MO	64114
33-210-02-25-00-0-00-000	14200 E 36TH ST	HUXLEY MICHAEL	14200 E 36TH ST S	INDEPENDENCE	MO	64055
33-210-02-45-00-0-00-000	3545 S NOLAND RD	NOLAND PROPERTY HOLDING LLC	2611 W 70TH STREET	MISSION HILLS	KS	66208
33-210-02-24-00-0-00-000	3600 S DODGION AVE	DE LA GARZA SERGIO & JULIA E	3600 S DODGION	INDEPENDENCE	MO	64055
33-210-02-43-00-0-00-000	3601 S NOLAND RD	DIAMOND PROPERTY LLC	2611 W 70TH STREET	MISSION HILLS	KS	66208
33-210-02-42-00-0-00-000	3601 S NOLAND RD	WELLINGTON REAL ESTATE INVESTORS LLC	PO BOX 698	BELTON	MO	64012
33-210-02-23-00-0-00-000	3604 S DODGION AVE	MARCHANT MACKENZIE S	3604 S DODGION ST	INDEPENDENCE	MO	64055
33-210-03-02-00-0-00-000	3605 S DODGION AVE	MCCLAIN JESSICA	3605 S DODGION AVE	INDEPENDENCE	MO	64055
33-210-02-22-00-0-00-000	3608 S DODGION AVE	COLETTI DENISE A	3608 S DODGION	INDEPENDENCE	MO	64055
33-210-03-03-00-0-00-000	3609 S DODGION AVE	BACHTEL BRENT M	3609 S DODGION AVE	INDEPENDENCE	MO	64055
33-210-02-21-00-0-00-000	3612 S DODGION AVE	ANDERSON JAY D	3612 S DODGION ST	INDEPENDENCE	MO	64055
33-210-02-20-00-0-00-000	3616 S DODGION AVE	VICTORIA L SINCLAIR SPECIAL NEEDS TRUST DATED 07/08/2021	112 BOGEY LN	GRAVOIS MILLS	MO	65037
33-210-02-19-00-0-00-000	3620 S DODGION AVE	ROBINSON PATRICIA I	3604 NW LAKE DR	LEES SUMMIT	MO	64064
33-210-02-18-00-0-00-000	3624 S DODGION AVE	NORDIKE BRYAN C & ROBIN R	6 DEMOCRACY DR	AMESBURY	MA	1913
33-210-02-17-00-0-00-000	3628 S DODGION AVE	JIMENEZ LUIS S	3628 S DODGION	INDEPENDENCE	MO	64055
33-210-02-11-00-0-00-000	3671 S NOLAND RD	HUNG CHING KUT & CHUNE KWOR	250 S LA FRENZ RD	LIBERTY	MO	64068
33-210-02-14-00-0-00-000	3675 S NOLAND RD	PAR 3675 S ROLAND RD, LLC	11820 BUENA VISTA DR	LOS ALTOS HILLS	CA	94022
33-210-02-12-00-0-00-000	3681 S NOLAND RD	MANCILLA INVESTMENTS LLC	16106 E 50TH TER	KANSAS CITY	MO	64136

Notification Area Map

3601 S Noland Rd

Case #26-200-03



-  Notification Area
-  Parcels

0 100 200 400 US Feet



Prepared For: Planning Commission
Meeting Date: June 9, 2026

PROPERTY OWNER NOTIFICATION AFFIDAVIT

STATE OF MISSOURI

COUNTY OF JACKSON

Case No. 26-200-03

I, William B. Moore, of lawful age being first duly sworn upon oath, state:

That I am the 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 Plan 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 15th day of May, 2026.

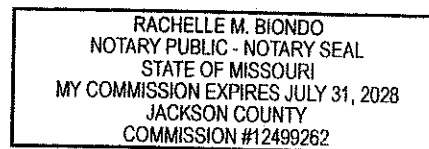
William B. Moore

William B. Moore, Agent

Subscribed and sworn to before me this 15th day of May, 2026.

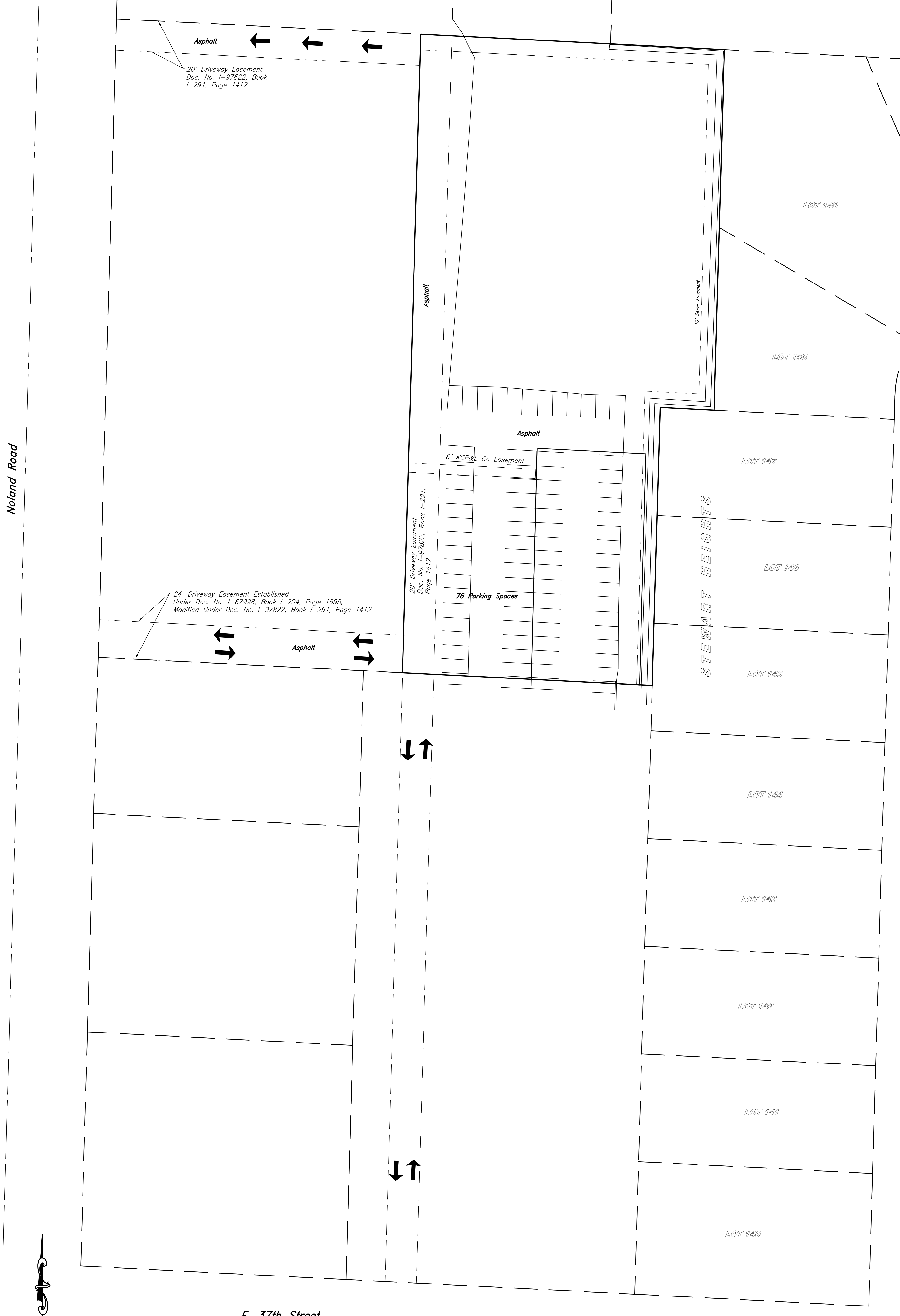
Rachelle M. Biondo
Notary Public

7/31/28
Commission Expiration Date



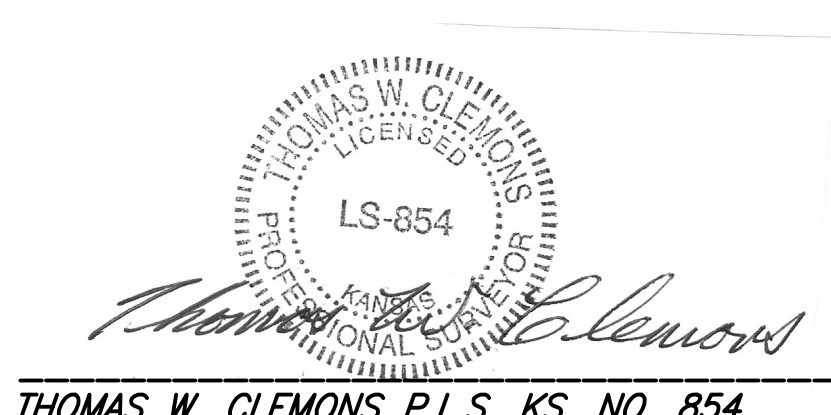
PROPERTY OWNER	OWNER ADDRESS	CITY	ST	ZIP
SY OLD OAK TREE INVESTORS LP	7920 WARD PARKWAY	KANSAS CITY	MO	64114
HUXLEY MICHAEL	14200 E 36TH ST S	INDEPENDENCE	MO	64055
NOLAND PROPERTY HOLDING LLC	2611 W 70TH STREET	MISSION HILLS	KS	66208
DE LA GARZA SERGIO & JULIA E	3600 S DODGION	INDEPENDENCE	MO	64055
DIAMOND PROPERTY LLC	2611 W 70TH STREET	MISSION HILLS	KS	66208
WELLINGTON REAL ESTATE INVESTORS LLC	PO BOX 698	BELTON	MO	64012
MARCHANT MACKENZIE S	3604 S DODGION ST	INDEPENDENCE	MO	64055
MCCLAIN JESSICA	3605 S DODGION AVE	INDEPENDENCE	MO	64055
COLETTI DENISE A	3608 S DODGION	INDEPENDENCE	MO	64055
BACHTEL BRENT M	3609 S DODGION AVE	INDEPENDENCE	MO	64055
ANDERSON JAY D	3612 S DODGION ST	INDEPENDENCE	MO	64055
VICTORIA L SINCLAIR SPECIAL NEEDS TRUST DATED 07/08/2021	112 BOGEY LN	GRAVOIS MILLS	MO	65037
ROBINSON PATRICIA I	3604 NW LAKE DR	LEES SUMMIT	MO	64064
NORDIKE BRYAN C & ROBIN R	6 DEMOCRACY DR	AMESBURY	MA	1913
JIMENEZ LUIS S	3628 S DODGION	INDEPENDENCE	MO	64055
HUNG CHING KUT & CHUNE KWOR	250 S LA FRENZ RD	LIBERTY	MO	64068
PAR 3675 S ROLAND RD, LLC	11820 BUENA VISTA DR	LOS ALTOS HILLS	CA	94022
MANCILLA INVESTMENTS LLC	16106 E 50TH TER	KANSAS CITY	MO	64136

3601 South Noland Road
Independence, Jackson County,
Missouri 64055

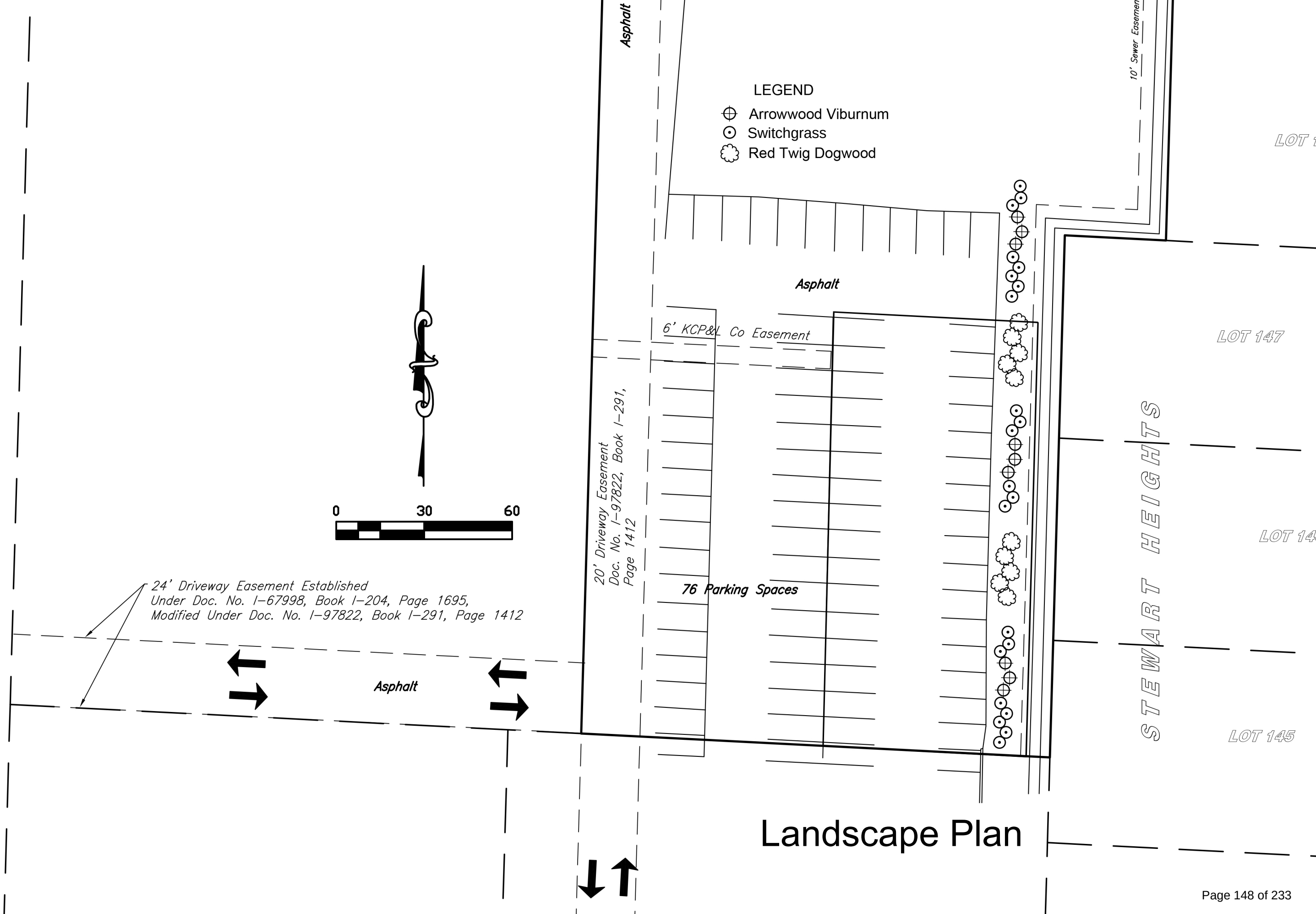


0 30 60
SCALE: 1"=30'
DATE: APRIL 29, 2026

Thomas Clemons
Area Surveyors
2800 Robinson Pike Road
P.O. Box 324 Grandview, Missouri 64030
(816) 941-7557 sirvey@kc.rr.com



THOMAS W. CLEMONS P.L.S. KS. NO. 854

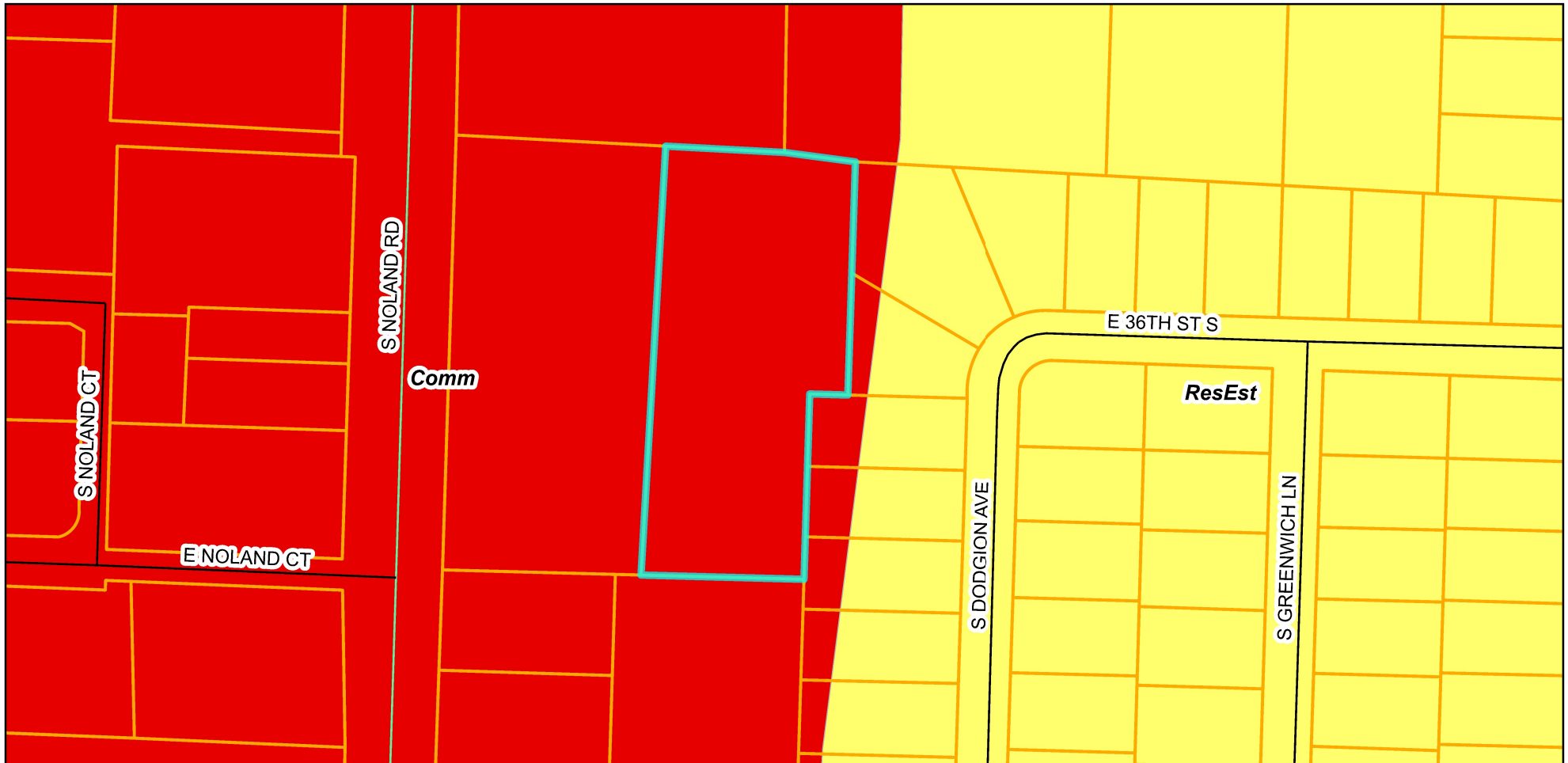


Landscape Plan

Comprehensive Plan

3601 S Noland Rd

Case #26-200-03



Legend



Comprehensive Plan

Residential Neighborhoods

Community Commercial

0 150 300 600 US Feet

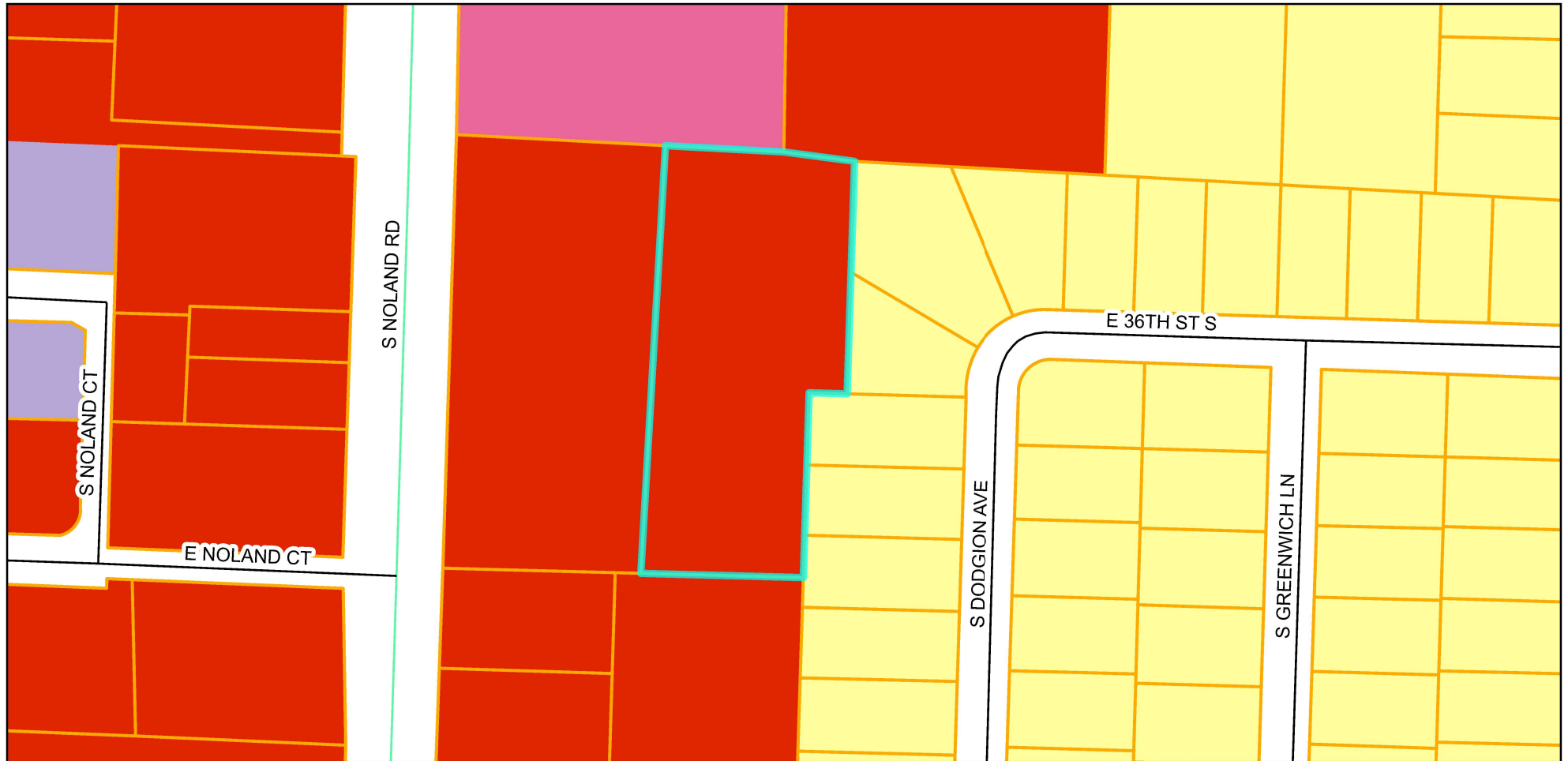
Prepared For: Planning Commission
Meeting Date: June 9, 2026



Zoning Map

3601 S Noland Rd

Case #26-200-03



Legend



0 150 300 600 US Feet

Prepared For: Planning Commission
Meeting Date: June 9, 2026



MEETING DATE: June 9, 2026

STAFF: Brian L. Harker, Planner

PROJECT NAME: McBee Planned Unit Development

CASE NUMBER/REQUEST: **Case 26-810-02 – Preliminary Development Plan - McBee Acres** – A request to approve a Preliminary Development Plan for McBee Acres generally located north of US 24 Hwy and west of Salem Drive.

APPLICANT: McBee Construction- Jack Murphy

OWNER: Ground Up Development, LLC- Jesse McBee

PROPERTY LOCATION: Southwest of N. Salem Drive, east of N. Bay Avenue and north of E. US Highway 24

SURROUNDING ZONING/LAND USE:

N/W/E: Single and multi-family zoning in Jackson County...single and two family dwellings

SOUTH: C-2 (General Commercial)...Quik Trip convenience store

PUBLIC NOTICE:

- Letter to adjoining property owners – May 19, 2026
- Public Notice published in The Independence Examiner – May 23, 2026
- Signs posted on property – May 21, 2026

FURTHER ACTION:

Following action by the Planning Commission, this rezoning request is scheduled for first reading by the City Council on July 6, 2026 and the public hearing/second reading on July 20, 2026.

RECOMMENDATION

1. Staff recommends **APPROVAL** of the Preliminary Development Plan with the following conditions:
 2. The front setback of the buildings shall utilize varying setbacks of 20 feet, 25 feet and 30 feet with a maximum of three building in a row using the same setback.
 3. Label the numbered building envelopes as Lots in the graphics.
 4. Exterior Lots 1, 3-6, 8-12 14, 16-20, 22 and 24 and Interior Lots 2, 4, 5, 7,8, 10, 12 and 13 will 4 foot wide side yards and 11.6 foot rear yards; and Exterior Lots 2, 5, 7, 13, 15, 21, 23 and 25 and Interior Lots 1, 3, 6, 9, 11 and 14 will have 3.9 foot wide side yards and a standard 20 foot rear yard.
 5. The minimum distance between buildings shall be at least 12 feet.
 6. In addition to the walking trail on the south part of the site, provide another project amenity, such as benches.
 7. The applicant must work with the City and Jackson County to ensure that the existing stormwater management system, including detention basins, meet both entities' requirements.
-

8. Lot-1 will be renamed Tract A and Lot-2 will be renamed Tract B.
9. The southeastern side of the loop from the intersection to the half cul-de-sac will be named E. 16th Terrace N. and the other portion of the loop will be E. Lynchburg Place.
10. The addresses will be assigned during the final platting and development stages.
11. A copy of the CC&Rs shall be recorded with the Final Plat. Update Covenants & Restrictions to include the maintenance of each lot, unless it is expected that each occupant will maintain their lot envelope.
12. Detention Easement Language shall say, "drainage easements will be owned and maintained by the Owners of Tract A and Tract B."

PROJECT DESCRIPTION & BACKGROUND INFORMATION

PROJECT DESCRIPTION:

McBee Construction seeks approval of a Preliminary Development Plan for the property located southwest of N. Salem Drive, east of N. Bay Avenue, north of E. US Highway 24.

Current Zoning:	R-12/PUD (Two-Family Residential/Planned Unit Development)	Existing Use:	Undeveloped
Acreage:	11.43 acres +/-	Proposed Use:	Two-Family dwellings

BACKGROUND & HISTORY:

The PUD plan has been revised from the originally approved two-lot development to a plan establishing individual lot envelopes for each of the 39 duplex buildings.

The site was annexed into the City in 2015 with the expectation that a grocery store and ancillary small-scale retail uses would be developed; however, that concept did not materialize, and the property has remained undeveloped. McBee now proposes construction of a looped public street with access from Salem Drive, serving 39 duplex buildings containing a total of 78 dwelling units.

The subdivision will be accessed by a looped public street connection to Salem Drive. Two stormwater detention basins are proposed: one centrally located on Lot 2 and another in the northwest corner of Lot 1. A walking trail is proposed to extend south from the new public street toward the Old Lexington Road right-of-way, then curve north to reconnect with the street. A subdivision identification sign is proposed at the northwest corner of Salem Drive and the loop street. Staff recommends that an additional project amenity be incorporated to further enhance the development's open space.

ANALYSIS

Consistency with *Independence for All*, Strategic Plan:

This plan could contribute to the Strategic Plan by building new housing units to fill a market need.

Comprehensive Plan Guiding Land Use Principles for the Current Designation:

One of the Comprehensive Plan Guiding Principles is to “Protect and enhance the viability, livability and affordability of the City’s residential neighborhoods while integrating multi-family development throughout the community.”

In addition, the City-Wide Housing Study outlined five complementary strategies to meet the broad range of housing needs in Independence. One of these strategies is to be proactive about new development. New development is critical to accommodating future growth for Independence. Whether it is having new and diverse housing stock to meet the needs of changing demographics of the City’s current population or having the right stock and amenities to attract new residents from around the region and beyond, it is important for the City to encourage a diversity of market-supported development in specific locations throughout the City.

Historic and Archeological Sites:

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

Utilities:

Both water and sanitary services are in the general area and will be extended to serve this site.

Stormwater:

Two stormwater detention basins are being created: one central to the site on Tract B; the other in its northwest corner on Tract A. Detention Easement Language shall say, "drainage easements will be owned and maintained by the Owners of Tract A and Tract B."

Elevations:

The applicant’s application indicates two styles of duplexes. The two-story model will have vinyl siding on all four sides, but some stone façade treatment on the front around and above the garage doors. Each unit will have one garage and a single-car driveway. The one-story ranch-style design would also have four-sided vinyl siding; however, it would have a wainscot made of a stone façade material. It will have a one-car garage and driveway as well. Asphalt composite shingles in a dark color will be used on the roofs. All buildings will be rental units owned and maintained by the developer. Expected monthly rental will be approximately \$1,400, not including utilities.

Driveways, Guest Parking and Sidewalks:

Each duplex unit will have one garage and a driveway creating two parking spaces per unit. Off-street guest parking spaces will be provided by two parking lots located northwest and southwest of the loop. Side walks will be located on both sides of the looping right-of-way. The county will require a sidewalk segment installed along N. Salem Drive.

Access:

Access to the development will be west off of Salem Drive via a looping street that turns back on itself, Lynchburg Place and 16th Terrace N.

Amenities:

A walking trail is shown looping south from the new loop street to the right-of-way of Old Lexington Road before turning north then reconnecting to the street. Further, a second amenity like benches should be provided.

Landscaping Plan:

The Landscaping Plan indicates 63 street trees placed along the looped street to the residence side of the sidewalks. At least one tree will be planted for every 50 feet of frontage.

Covenants (CC&R's):

A copy of the CC&R's will be recorded with the Final Plat. Update Covenants & Restrictions to include the maintenance of each lot, unless they're expecting each occupant to maintain their lot envelope.

CIP Investments:

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

REVIEW CRITERIA

Recommendations and decisions for a Preliminary Development Plan must be based on consideration of the criteria listed in Section 14-703-05-H:

1. **The consistency with the Comprehensive Plan.**

Comprehensive Plan reflects this land use and will "Protect and enhance the viability, livability and affordability of the City's residential neighborhoods while integrating multi-family development throughout the community."

2. **The consistency with the PUD standards of Section 14-902, including the statement of purpose.**

Section 14-902 is intended to allow design flexibility that results in greater public benefit than would be achieved using conventional zoning regulations; this project is in conformance with that standard.

3. **The nature and extent of Common Open Space in the PUD.**

The project's open space is primarily contained within the two planned detention basins with an area of over nine acres.

4. **The reliability of the proposals for maintenance and conservation of Common Open Space.**

McBee states that it will construct, manage, and maintain the property; it has no intent to sell any units or buildings.

5. **The adequacy or inadequacy of the amount and function of Common Open Space in terms of the densities and dwelling types proposed in the plan.**

The two detention basins, containing over nine acres, is being provided by the project. Staff is recommending that an additional amenity feature be added, something to enhance the open space areas.

6. **The extent to which the proposed use will adversely affect the capacity of safety portions of the street network or present parking problems in the vicinity of the property. Whether adequate provision for public services, provides adequate control over vehicular traffic, and furthers the amenities of light and air, recreation, and visual enjoyment.**

This proposed project is not expected to adversely affect the street network in the vicinity of the project. Jackson County will require a construction permit for the project's connection with N. Salem Drive and has been involved early on with the project.

7. **The extent to which the proposed use will have a substantially adverse effect on adjacent property and the development or conservation of the neighborhood area.**

In some regards, this project can be considered a self-contained development with limited impacts on adjacent development. To the south/southeast are two gas/convenience stores, with the residential properties to the north and west backing up to this site. Only one street connection is planned, it will be directly across Salem Drive from an existing street. Two detention basins manage stormwater; utilities will be extended to serve the site and have adequate capacity.

8. **Whether potential adverse impacts have been mitigated to the maximum practical extent.**

Mitigation efforts have been planned by the developer to reduce impacts to the area. This will be managed by limiting access to a single connection, providing adequate stormwater management, and extending the existing public utilities throughout the site.

9. **Whether the Preliminary Development Plan represents such a unique development proposal that it could not have accomplished through use of (non-PUD) conventional zoning regulations.**

Due to the project's design and all the buildings being on two parcels, it is not possible to develop the project through any means other than through the Planned Unit Development (PUD) process.

10. **The sufficiency of the terms and conditions proposed to protect the interest of the public and the residents of the PUD in the case of a plan that proposes development over a period of years.**

This project will be constructed in a single phase and the entire development is proposed to be under one ownership.

EXHIBITS

1. Application
2. Cover Letter
3. Notification Letter
4. Addresses
5. Notification Map
6. Affidavit
7. Preliminary Development Plan
8. Landscaping Plan
9. Lexington Road Vacation
10. Restrictions
11. Ranch Plan
12. Two Story Plan
13. Comp Plan Map
14. Zoning map

Application Type (check all that apply)

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

Project Information and Location

McBee Acres

Project Name

16-240-23-18-00-0-00-000 & 16-240-23-20-00-0-00-000 1707 N Salem Drive, Independence MO

Project Address/Location

1707 N Salem Drive	11.43 Acres	2 Tracts	
Sq. Ft. of Building	Acreage	Number of Lots/Tracts	Steam Buffer (Yes or No)
C2	R12PUD	Vacant	Subdivision of 39 Duplexes
Existing Zoning	Proposed Zoning	Existing Land Use	Proposed Land Use

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

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

Contact Information

Applicant

Jack Murphy McBee Construction

Name Company

Address

Phone Email

Architect/Engineer/Surveyor/Other: Civil Engineer

Robert Walquist Quist Engineering, INC

Name Company

Address

Phone Email

Owner

Jesse McBee Ground Up Development LL

Name Company

Address

Phone Email

Architect/Engineer/Surveyor/Other: Surveyor

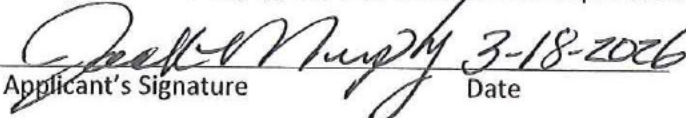
Thomas Clemons Area Suvveyors

Name Company

Address

Phone Email

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


Applicant's Signature Date 3-18-2026


Owner's Signature Date 3/18/26

Ground Up Development LLC
895 Industrial Pkwy
Gallatin, MO 64640

ATTN: City of Independence Planning & Zoning Department
111 E Maple Ave., Independence, MO 64050

March 18, 2026

Dear Recipient,

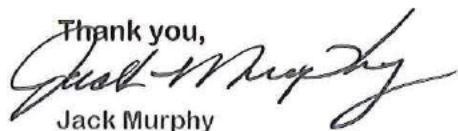
Ground Up Development, LLC hereby submits the Preliminary Development Plan for 'McBee Acres' located on 11.43 total acres near the intersection of US 24 HWY and main entrance from North Salem Drive, proposing a subdivision consisting of 39 duplexes, or 78 total family dwellings. The development will include single-slab, up to three-bedroom duplexes, with an attached garage for each family, including amenities provided such as on-call maintenance and a walking trail. This future development will be constructed and then managed by the current developer, who plans to make each unit available to lease to the general public.

The two lots making up the 11.43-acre area are currently zoned for commercial use which must be rezoned as 'R12PUD' per the city's planning department, for a future residential subdivision of this caliber. We feel that changing the zoning to residential use is a more appropriate use of the land due to the city's continued need for housing based on the latest published housing survey. The land in question is near the very Northeast edge of Independence, where there is already a great deal of commercial businesses. Currently there are two gas stations neighboring the property within walking distance along 24 HWY; as well as a grocery store, pharmacy, and bus stop within a few miles West of this location for easy access to the future residents.

Neighboring to the North, and on both sides are existing single and multi-family residential homes. With this, we believe that changing the zoning is justified to meet the needs of the city's current housing imbalance as well as serve the practical needs of individual families within the community.

Thank you for your time and consideration of the attached Preliminary Development Plan. Ground Up Development LLC is committed to producing a subdivision which values the needs of its families and surrounding businesses. The future development is consistent with the goals, policies, and standards of the City of Independence, in addition to the public health safety, the environment, and general welfare of the public. Please direct any further questions or concerns to the contact information provided below.

Thank you,


Jack Murphy

Property Owner Notification Letter

City of Independence, Missouri

Date: 5/18/2026

Case No. 26-810-02

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: Change from Lot 1 & 2 to each Duplex having its own
Lot

Applicant: Ground Up Development

Location of Property: 19004 E Lexington Rd and 1801 N Salem Dr

Planning Commission Meeting Date: June 9, 2026, at 6:00 p.m.

City Council Meeting Date: July 20, 2026, at 6:00 p.m.

Location of public hearings: Independence Municipal Commons
20201 E. Jackson Drive, Independence, Missouri, 64057

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.

Jack Murphy

Applicant (or Owner/Agent)

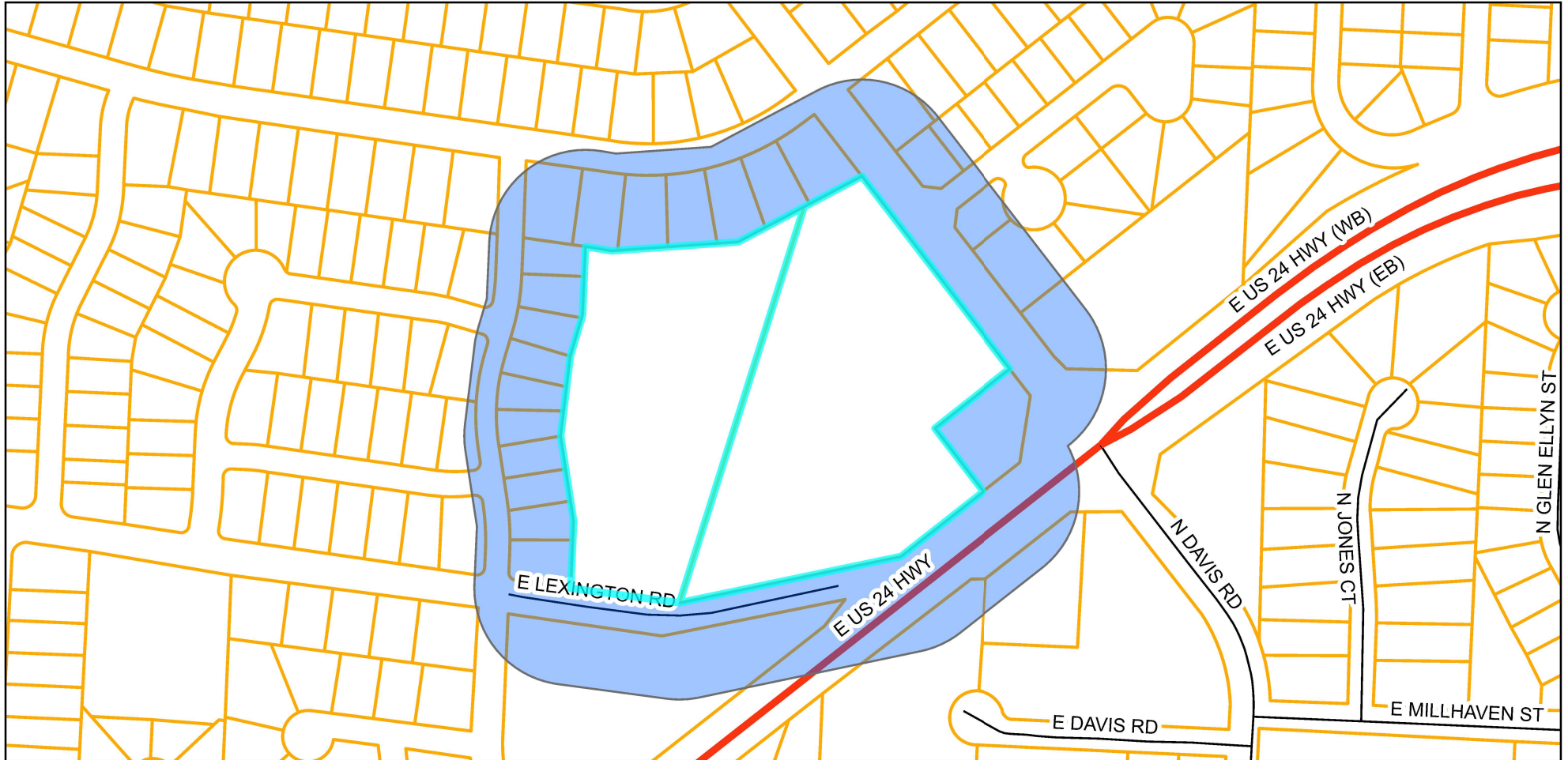
For more information, contact the Community Development Department at 816-325-7421.

Parcel ID	Property Address	Property Owner	Owner Address	City	State	ZIP Code
16-240-23-17-00-0-00-000	1601 N BAY AVE	STOCKSTILL ZACHARIAH Q & ASHLEY N	1601 BAY AVE	INDEPENDENCE	MO	64058
16-240-23-16-00-0-00-000	1603 N BAY AVE	SCHAEPLER EDWIN LEWIS & JENIFER M	1603 N BAY AVE	INDEPENDENCE	MO	64058
16-240-23-15-00-0-00-000	1605 N BAY AVE	HUNT BRANDON A	1605 BAY AVE	INDEPENDENCE	MO	64058
16-240-23-14-00-0-00-000	1607 N BAY AVE	STICHLER AMANDA	1607 N BAY AVE	INDEPENDENCE	MO	64058
16-240-23-13-00-0-00-000	1609 N BAY AVE	HOME SFR BORROWER IV LLC	PO BOX 4090	SCOTTSDALE	AZ	85261
16-240-23-12-00-0-00-000	1701 N BAY AVE	WILERS JEFFREY A	1701 N BAY AVE	UNINCORPORATED	MO	64058
16-240-01-02-02-0-00-000	1701 N SALEM DR	HARMONY HEIGHTS MISSIONARY BAPTIST CHURC	1701 SALEM DR	INDEPENDENCE	MO	64058
16-240-23-11-00-0-00-000	1703 N BAY AVE	FRONEBERGER DONALD K & SUZANNAH	1703 N BAY AVE	INDEPENDENCE	MO	64058
16-240-23-10-00-0-00-000	1705 N BAY AVE	STUFF KELSEY R & LABOUBE COLBY D	1705 BAY AVE	INDEPENDENCE	MO	64058
16-240-23-09-00-0-00-000	1707 N BAY AVE	MARRUFO JAIME	1707 N BAY AVE	INDEPENDENCE	MO	64058
16-240-23-08-00-0-00-000	1709 N BAY AVE	MASON ANTOINETTE T	1709 N BAY AVE	INDEPENDENCE	MO	64058
16-240-01-32-00-0-00-000	1800 E LYNCHBURG CT	LARUE WEBSTER KATHERINE	1800 E LYNCHBURG CT N	INDEPENDENCE	MO	64058
16-240-01-33-00-0-00-000	1804 E LYNCHBURG CT	KILLIAN RACHELLE NICOLE	1804 E LYNCHBURG CT N	INDEPENDENCE	MO	64058
16-240-04-08-00-0-00-000	18907 E 18TH ST	ABOUT HOUSES LLC	18217 E 51ST STREET CT S	INDEPENDENCE	MO	64055
16-240-21-01-00-0-00-000	18911 E LYNCHBURG PL	HOLCOMB GARY D SR	18911 E LYNCHBURG PL N	INDEPENDENCE	MO	64058
16-240-21-13-00-0-00-000	18912 E 16TH STREET TER	ROGERS DAVID & JACKIE	18912 E 16TH TER N	INDEPENDENCE	MO	64058
16-240-04-34-00-0-00-000	18912 E LYNCHBURG PL	LEWIS JORDAN A & ALYSSA D	18912 E LYNCHBURG PL N	INDEPENDENCE	MO	64058
16-240-22-01-00-0-00-000	18913 E 16TH STREET TER	JONES MICHAEL H JR & ASHLEY D	18913 E 16TH TERRACE N	INDEPENDENCE	MO	64058
16-240-07-07-00-0-00-000	18917 E LEXINGTON RD	TUDO DANIEL	18917 E LEXINGTON RD	INDEPENDENCE	MO	64058
16-240-23-07-00-0-00-000	19001 E 18TH ST	PICKERING TERRY A & TERRY M	24107 E BLUE MILLS RD	INDEPENDENCE	MO	64058
16-240-23-18-00-0-00-000	19004 E LEXINGTON RD	GROUND UP DEVELOPMENT OF MO LLC	1203 E US 24 HWY	INDEPENDENCE	MO	64050
16-240-23-06-00-0-00-000	19005 E 18TH ST	RICHARDS ALBERT R	19005 E 18TH ST	INDEPENDENCE	MO	64058
16-240-23-05-00-0-00-000	19007 E 18TH ST	MCBEE PROPERTIES LC	1203 E US 24 HWY	INDEPENDENCE	MO	64050
16-240-23-04-00-0-00-000	19009 E 18TH ST	BANKS RICKEY	4508 CRISP AVE	KANSAS CITY	MO	64133
16-240-09-06-00-0-00-000	19010 E US 24 HWY	ARMANES PROPERTIES # 201 LLC	4705 SOUTH 129TH EAST AVE	TULSA	OK	74134
16-240-23-03-00-0-00-000	19101 E 18TH ST	MCBEE PROPERTIES LC	1203 E US 24 HWY	INDEPENDENCE	MO	64050
16-240-23-02-00-0-00-000	19103 E 18TH ST	EIGHTEEN NORTH HOLDINGS TRUST UTD 01/01/2020	15930 GOLDEN EYE CT	PARKER	CO	80134
16-240-23-01-00-0-00-000	19107 E 18TH ST	EIGHTEEN NORTH HOLDINGS TRUST UTD 01/01/2020	15930 GOLDEN EYE CT	PARKER	CO	80134
16-240-01-14-00-0-00-000	19200 E LYNCHBURG PL	WB SIMS LLC	1823 N LAZY BRANCH RD	INDEPENDENCE	MO	64058-1247
16-240-01-07-00-0-00-000	19201 E 18TH ST	TAULA ETI & SIALETI	19201 E 18TH ST N,	INDEPENDENCE	MO	64058
16-240-01-15-00-0-00-000	19202 E LYNCHBURG PL	SHEPHERD NICHOLAS J & MATTIE E	19202 E LYNCHBURG PL N	INDEPENDENCE	MO	64058
16-240-01-06-00-0-00-000	19205 E 18TH ST	MUSGRAVE JEFFREY LYNN & ALAMEDA F	19205 E 18TH ST N	INDEPENDENCE	MO	64058
16-240-23-19-00-0-00-000	19300 E US 24 64056 HWY	HILTON 7276 LLC	4021 STERLING AVE	KANSAS CITY	MO	64133
16-240-06-11-02-0-00-000	19333 E US 24 HWY	INDEP FORT OSAGE CHURCH OF NAZARENE INC	19333 E US 24 HWY	INDEPENDENCE	MO	64056
16-240-08-01-01-0-00-000	19401 E US 24 HWY	DAVIDSON JENNIFER KELLY	19401 E US 24 HWY	INDEPENDENCE	MO	64056
16-240-23-20-00-0-00-000	NO ADDRESS ASSIGNED BY COUNTY	GROUND UP DEVELOPMENT OF MO LLC	1203 E US 24 HWY	INDEPENDENCE	MO	64050

Notification Area Map

McBee Acres

Case #26-810-02



Legend

-  Notification Area
-  Parcels

Prepared For: Planning Commission
Meeting Date: June 9, 2026



Property Owner Notification Affidavit

STATE OF MISSOURI

COUNTY OF JACKSON

Case No. 26-810-02

I, Jack Murphy, of lawful age being first duly sworn upon oath, state:

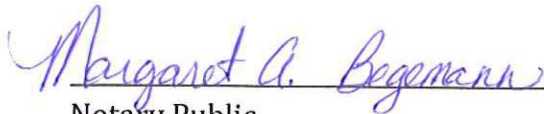
That I am the (agent, owner, attorney) for the property for which the application was filed and did, not later than fifteen (15) days prior to the date of the public hearing scheduled before the Planning Commission, mail notices to all persons owning property within 185 feet of the subject property.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

These notices were mailed on the 19th day of May, 2026.

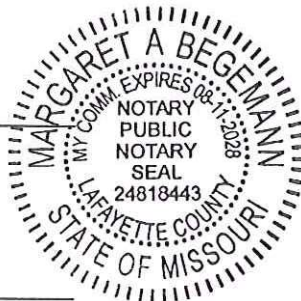


Signature of Agent, Owner or Attorney

Subscribed and sworn to before me this 18th day of May, 2026.



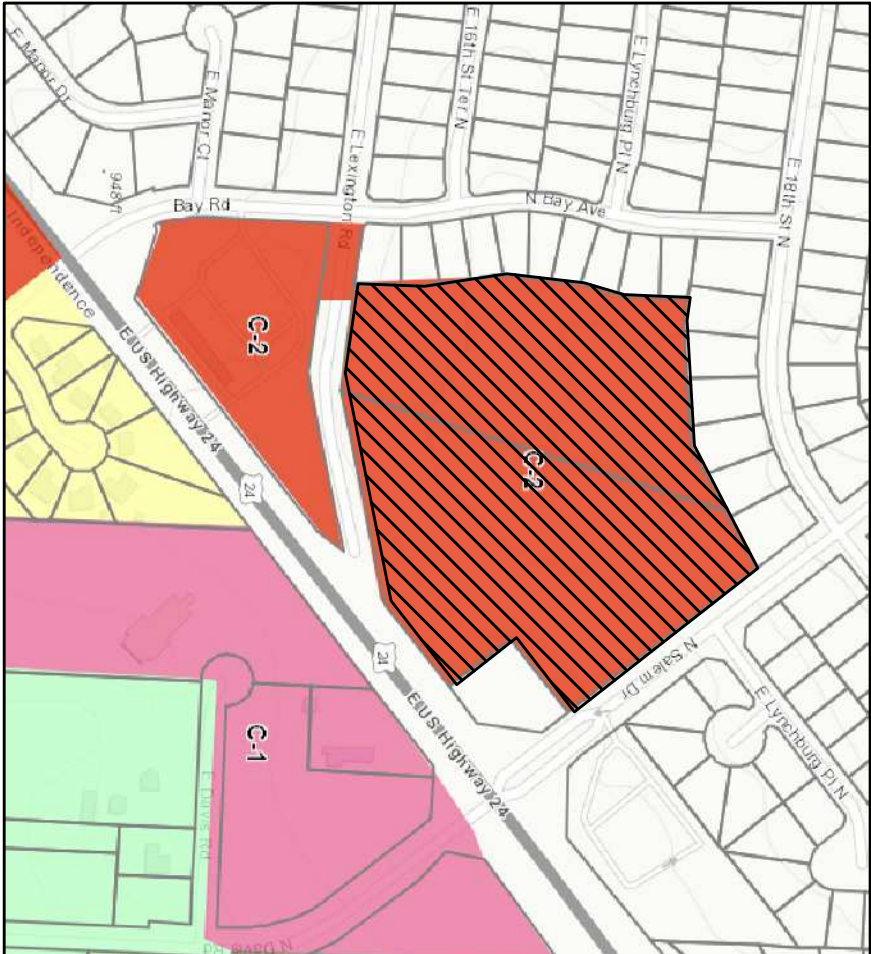
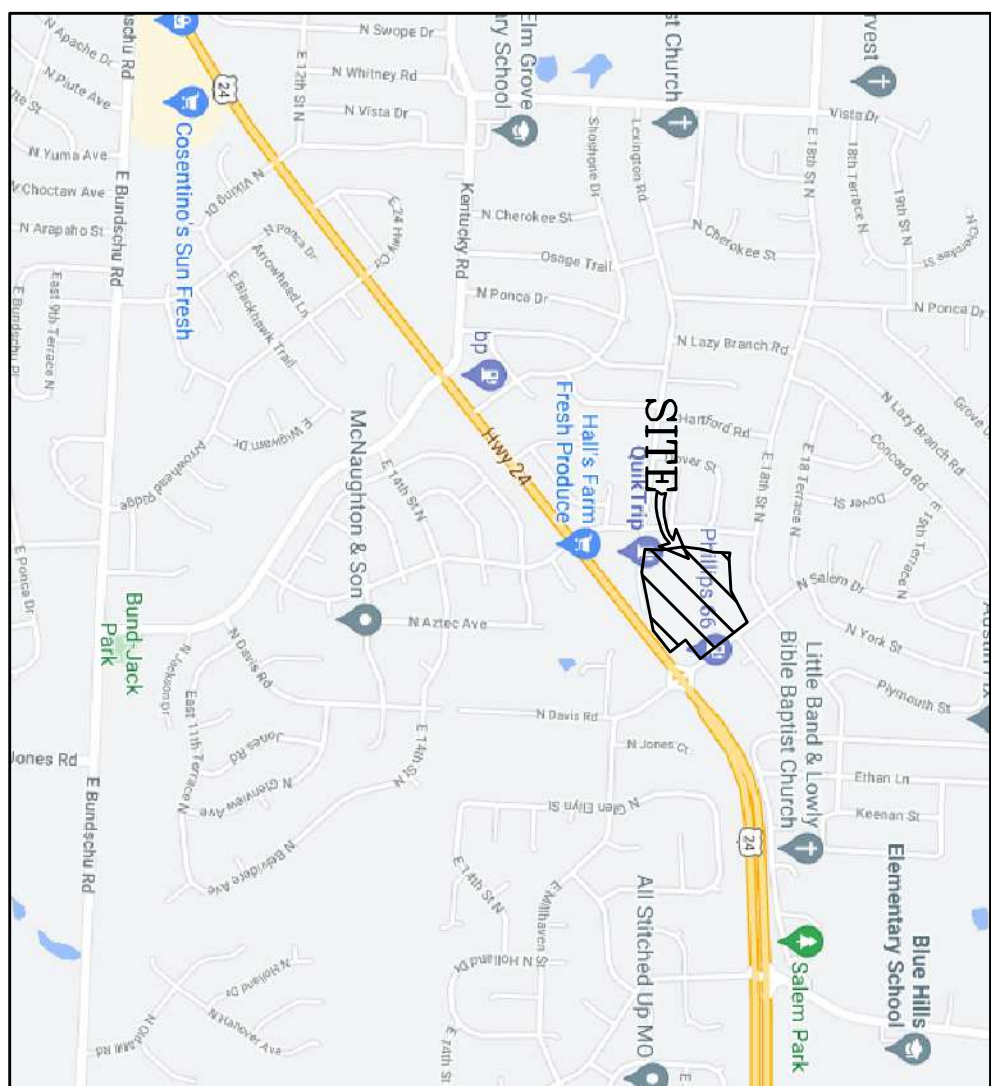
Notary Public



8-11-28

Commission Expiration Date

Z



INDEPENDENCE, JACKSON COUNTY, MISSOURI



Missouri, described as follows:

Beginning at the Northeast corner of Lot 160, ELM GROVE 6TH PLAT, a subdivision of record; thence S 81°47'22.4" E along the South line of SALEEM EAST, a subdivision of record, for 45.95 feet; thence N 86°40'36"E along said South line for 247.75 feet; thence N 62°34'06"E along said South line for 272.30 feet to the Southeast corner of Lot 1 to the SALEEM EAST; thence S 38°05'23"E along the right of way line of Salem Drive (80°/W), for 459.89 feet to the Northeast corner of Lot 1, CORRECTED PLAT – SALEEM JUNCTION, a subdivision of record; thence S 51°53'36"W along the right of way line of Salem Drive (80°/W), for 150.08 feet; thence S 51°53'36"W along the right of way line of Old Northernly right of way line U.S. Highway Route 24 for 209.89 feet to the Northernly right of way line of Old Lexington Road (61°/W); thence S 78°39'31"W along said Northernly line for 459.00 feet; thence N 81°56'42"W along said Northernly line for 178.49 feet to the East line of ELM GROVE-6TH PLAT; thence N 2°22'58"E along said East line for 131.53 feet; thence N 8°49'09"W along said East line for 164.36 feet; thence N 6°48'19"E along said East line for 153.73 feet; thence N 16°33'42"E along said East line for 81.95 feet; thence N 2°22'58"E along said East line for 153.74 feet to the Point of Beginning.

**821 NE Columbus St.
Lee's Summit, Missouri 64063
Phone: (816) 550-5675
email: rwalquist@quistenengineering.com**

Qu

**821 NE Columbus St.
Lee's Summit, Missouri 64063
Phone: (816) 550-5675
email: rwalquist@quistenengineering.com**

FINAL DEVELOPMENT PLAN

C200

COPYRIGHT © 2022	
1ST ISSUE	1-25-22
REVISIONS	
1-31-22	
2-8-22	
4-15-22	
12-29-25	

JOB NO.
E21-314



FINAL LANDSCAPING PLAN

BILL NO. 22-072
ORDINANCE NO. 19364

AN ORDINANCE VACATING AND CHANGING AN EXISTING RIGHT OF WAY TO A GENERAL UTILITY EASEMENT, ALL THAT PART OF OLD LEXINGTON ROAD FROM THE EAST RIGHT OF WAY LINE OF N BAY AVENUE TO THE WESTERLY RIGHT OF WAY LINE OF U. S. 24 HIGHWAY, IN THE SOUTHEAST QUARTER, SECTION 20, TOWNSHIP 50, RANGE 31, CITY OF INDEPENDENCE, JACKSON COUNTY, MISSOURI.

WHEREAS the unconstructed Right-Of-Way was annexed by the City of Independence on 4-18-22 through ordinance #19315 and,

WHEREAS the vacation of Unconstructed Right-Of-Way will support additional development of the property; and,

WHEREAS, the City has received a request for vacation from the property owner.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF INDEPENDENCE, MISSOURI, AS FOLLOWS:

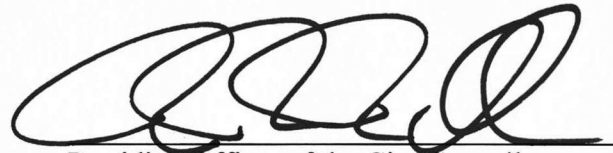
SECTION 1. That the City Council of the City of Independence, Missouri does hereby vacate the Unconstructed Right-Of-Way, in its entirety, and declare that it become a General Utility Easement, in its entirety, described as follows:

DESCRIPTION OF UNCONSTRUCTED RIGHT-OF-WAY TO BE VACATED

A road right of way of Old Lexington Road from the East right of way line of N. Bay Avenue to the Westerly right of way line of U.S. Highway Route No. 24, in the Southeast Quarter, Section 20, Township 50, Range 31, City of Independence, Jackson County, Missouri, described as follows; Beginning at the Northwest corner Lot 1, Quick Trip Store No. 201, a subdivision of record; thence N 1°07'39"W for 78.54 feet to a point of curve in the East right of way of N. Bay Avenue; thence Southeasterly along on a curve to the left, radius 15.00 feet, chord bearing S 39°46'32"E, for 22.09 feet to the North right of way line of Old Lexington Road; thence S 81°56'42"E along the South line of Lot 169, ELM GROVE – 6TH PLAT and the North right of way line of Old Lexington Road for 107.00 feet to the Southeast corner of Lot 169; thence S 2°22'58"W for 2.95 feet; thence S 81°56'42"E along said North right of way line for 178.49 feet; thence N 78°39'31"E along said North right of way line 459.00 feet to the Westerly right of way line of U.S. Highway Route No. 24; thence S 51°53'36"W along said Westerly line for 109.78 feet; thence S 37°51'27"W along said Westerly line for 17.69 feet; thence S 78°39'31"W along the South line of Old Lexington Road for 358.01 feet; thence N 81°56'42"W for 298.60 feet to the Point of Beginning.

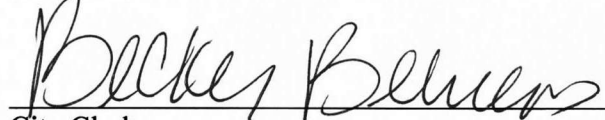
SECTION 2. That the Municipal Services Department is directed to file for record, a certified copy of this ordinance in the Office of the Division of Property Records, in and for the County of Jackson, State of Missouri, at Independence.

PASSED THIS 15th DAY OF August, 2022, BY THE CITY COUNCIL OF THE CITY OF INDEPENDENCE, MISSOURI.

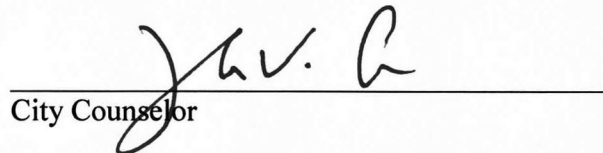


Presiding Officer of the City Council
of the City of Independence, Missouri

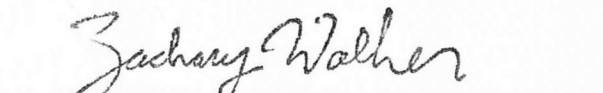
ATTEST:


City Clerk

APPROVED – FORM AND LEGALITY:


City Counselor

REVIEWED BY:


City Manager

Title of Document: Declaration of Protective Covenants, Conditions and Restrictions of McBee Acres P.U.D. Subdivision

Date of Document: January ____, 2026

Declarant: Ground Up Development of MO, LLC, a Missouri limited liability company

Grantee: N/A

Mailing Address: 103 Industrial Pkway
Gallatin, MO 64640

Legal Description: See attached **Exhibit A**

Reference Book and Page(s): _____

**DECLARATION OF PROTECTIVE COVENANTS, CONDITIONS AND
RESTRICTIONS OF MCBEE ACRES P.U.D. SUBDIVISION**

This DECLARATION, made on this _____ day of January 2026, by GROUND UP DEVELOPMENT OF MO, LLC, a Missouri limited liability company, herein referred to as the "Declarant,"

NOTICE OF INTENT

This Declaration provides for an extensive degree of control by the Declarant, including but not limited to: (i) control of the McBee Acres Homeowners Association, Inc., and supervision over the type and design of Improvements which may be constructed within the Planned Unit Development (PUD) Subdivision and upon the Residential Unit Footprints located therein; (ii) the right to amend this Declaration; and (iii) substantial flexibility in developing the Subdivision. The provisions hereof also contain limitations on the liability of the Declarant, Each Owner, by accepting title to a Residential Unit Footprint, and each Association Member, by accepting such membership, acknowledges, agrees to, and accepts the Declarant's control of the Subdivision and the limited liability of the Declarant as provided for in this Declaration. Such control is an integral part of this Declaration and the general scheme of development and operation of the Subdivision. Capitalized terms used in this, and the following introductory paragraphs are defined in Article I of this Declaration.

WITNESSETH:

WHEREAS, Declarant is the Owner of certain real estate in the City of Independence, County of Jackson, State of Missouri, which is more particularly described on **Exhibit A**, attached hereto and incorporated herein ("Property").

WHEREAS, Declarant is developing the Property into a Planned Unit Development of Two Family Residential residences (duplexes), known as MCBEE ACRES, which Subdivision will include thirty-nine (39) duplexes constructed within the areas designated on the Plat of the Subdivision herein as "Residential Unit Footprints." Certain common facilities and related areas are to be held and owned by the Association and set aside for the common use, enjoyment and benefit of all of the Owners; certain areas are to be held and owned by the Association but restricted and delegated to the exclusive use of specific designated Owners, from time to time, of particular Residential Dwellings (referred to herein as "Restricted Common Areas"), green spaces and other features, providing exterior maintenance of buildings and grounds to prevent deterioration as a result of neglect, by a Homeowners' Association, incorporated under Missouri Statutes, which will be controlled by the residents as the project is completed in phases; and

WHEREAS, Declarant desires to place certain protective covenants, conditions restrictions, reservations, liens and charges on the Property described herein, as hereafter set forth, and such other property as may subsequently be subjected hereto by annexation or otherwise, for the use and benefit of Declarant, its grantees, successors, heirs and assigns; and

WHEREAS, the Declarant desires to provide for the preservation and enhancement of property values, amenities and opportunities, for the maintenance of the Property and improvements thereon, and such other property as may be subsequently subjected hereto, and to this end desires to subject the real property heretofore described, to the covenants, restrictions, easements, charges and liens hereinafter set forth, each and all of which is and are for the benefit of said Property and each Owner thereof; and

WHEREAS, the Declarant has deemed it desirable, for the efficient preservation of the environment, values, and amenities in said Property, to create an agency to which shall be delegated and assigned the powers of owning, maintaining, regulating, controlling and administering the Common Areas, Restricted Common Areas and facilities, and providing for administering the services within the Subdivision to the Owners and their Residential Dwellings located within the Property, and enforcing the covenants and restrictions for collecting and disbursing the Assessments and charges hereinafter created, and promoting the recreation, health, safety and welfare of the residents; and

WHEREAS this redevelopment project has been approved by the City of Independence as a District R-12/PUD (Two Family Residential/Planned Unit Development) residential redevelopment project on April 18, 2022 (Ordinance No. 19316) subject to the terms and conditions of the Missouri Statutes, City Ordinances, Building Codes, and the Ordinance pertaining thereto; and

WHEREAS the Declarant has incorporated, under the laws of the State of Missouri the MCBEE ACRES HOMEOWNERS ASSOCIATION, INC., as a non-profit corporation for the purpose of exercising the functions aforesaid.

NOW, THEREFORE, Declarant hereby declares that the Property described above and any property subsequently annexed by separate Declaration hereto, shall be held, sold and conveyed subject to the following easements, restrictions, covenants, and conditions, all of which are for the purpose of enhancing and protecting the value, desirability, and attractiveness of said property. These easements, covenants, restrictions, and conditions shall run with the Property and shall be binding on all parties having or acquiring any right, title or interest in the Property or any part thereof, and their heirs, successors and assigns and shall inure to the benefit of each Owner thereof.

ARTICLE I: DEFINITIONS

Section 1. "Annexation Property" means any additional real property which is annexed to the P.U.D. Subdivision, thereby becoming a part thereof and subject to this Declaration, in accordance with the provisions of Article II.

Section 2. "Assessments" shall include and mean the following:

(a) "Regular Assessment" means the amount which is to be paid by each Owner as such Owner's proportionate Share of the Common Expenses incurred by the Association pursuant to the terms hereof.

(b) "Special Assessment" means (1) a charge against a particular Owner directly attributable to such Owner to reimburse the Association for costs incurred in bringing the Owner into compliance with the provisions of this Declaration, the Association Articles or Bylaws, (ii) any other charge designated as a Special Assessment in this Declaration, the Association Articles or Bylaws, and (iii) attorneys' fees and other charges payable by such Owner as a Special Assessment pursuant to the provisions of this Declaration.

Section 3. "Association" shall mean and refer to the MCBEE ACRES HOMEOWNERS ASSOCIATION, INC., its successors and assigns.

Section 4. "Association Articles" means the Articles of Incorporation of the Association as same may be amended from time to time.

Section 5. "Association Bylaws" means the bylaws of the Association adopted by the Association, as such bylaws may be amended from time to time. (Association Rules, see Article III, Sec.7)

Section 6. "Common Area" shall mean, refer and include all real property (including the improvements thereto) owned by the Association that is either set aside and intended to serve or service the common use and enjoyment of all of the Members of the Association or that is approved by the Aesthetics Review Board and set aside to serve or service a Residential Dwelling, or Dwellings, as Restricted Common Area.

Section 7. "Common Expenses" means the actual costs incurred by the Association in administering, maintaining, managing, repairing, replacing, insuring and operating the Common Areas, and in fulfilling its obligations and responsibilities with respect to the Restricted Common Areas, and in providing and accomplishing those responsibilities and obligations set forth herein relating to any Owner's Residential Dwelling and in conducting its other business and responsibilities, rights or discretionary authorities, as set forth herein or reasonably necessary and proper to accomplish the purposes for which the Association is formed and exists.

Section 8. "Declarant" shall mean and refer to Ground Up Development of MO, LLC. To the extent that Ground Up Development of MO, LLC, transfers or conveys all of its interest in the Property to another person or entity for the purpose of developing the Property, such party as the successor to the Ground Up Development of MO, LLC, shall be and become the Declarant for all purposes of this Declaration.

Section 9. "Declaration" shall mean the DECLARATION OF PROTECTIVE COVENANTS, CONDITIONS AND RESTRICTIONS OF THE MCBEE ACRES P.U.D. Subdivision, as evidenced by this document and as properly amended, or modified hereafter.

Section 10. "Improvements" shall mean and include all buildings, outbuildings, driveways, parking areas, fences, screening walls, retaining walls stairs, decks, hedges, windbreaks, plantings, planted trees and shrubs, poles, signs, and all other structures or landscaping improvements of every type and kind.

Section 11. "Maintenance" shall mean the exercise of reasonable care to keep buildings, landscaping, lighting, and other related improvements and fixtures in a condition comparable to their original condition, normal wear and tear excepted. Maintenance of landscaping shall further mean the exercise of generally accepted garden management practices necessary to promote a healthy environment for optimum plant growth.

Section 12. "Member" shall mean and refer to every person or entity holding membership in the Association.

Section 13. "Mortgage" shall mean a conventional mortgage or a deed of trust.

Section 14. "Mortgagee" shall mean a holder of a conventional mortgage or a beneficiary under or holder of a deed of trust.

Section 15. "Owner" shall mean and refer to the record owner, whether one or more persons or entities, of a fee simple title to a Residential Unit Footprint or other land which is a part of the Property, including contract sellers, but excluding those having such interest merely as security for the performance of an obligation.

Section 16. "Owner's Proportionate Share" means a fraction, the numerator of which is the number of Residential Unit Footprints then owned by such Owner within the Property and the denominator of which is the total number of Residential Unit Footprints then within the Property.

Section 17. "Property" shall mean and refer to that certain real property hereinbefore described, and such additions thereto as may hereafter be brought within the jurisdiction of the Association, and this Declaration as hereinafter provided.

Section 18. "Residential Dwelling" shall mean and refer to a separate Two Family (duplex) residential structure, designed to be constructed upon a Residential Unit Footprint within the Property once it has been constructed within the Property.

Section 19. "Residential Unit Footprint" shall mean and refer to any separate area designated as such by a numerical reference assigned to same and reflected upon any recorded subdivision plat map of the Property set aside for the construction of a Residential Dwelling or on which a Residential Dwelling is constructed.

Section 20. "Restricted Common Area" shall mean and refer to all Common Areas owned by the Association on or over which, with the approval of the Aesthetics Review Board pursuant to Article VII of this Declaration, is located specific improvements or features, including, but not limited to driveways, foundations, plantings, landscaping features and improvements, air conditioning or heating equipment, roof, balcony or deck overhangs which are intended to and do in fact serve or service the needs, welfare and best interests of a single Residential Unit Footprint once a Residential Dwelling is constructed on such Residential Unit Footprint or Footprints.

Section 21. "Subdivision" shall mean and refer to the Property together with any Annexation Property.

Section 22. "Supplementary Declaration" shall mean and refer to any declaration of covenants, conditions or restrictions which may be recorded by the Declarant which contains some complementary provisions in relation to the Property or any portion thereof as authorized herein and is reasonably related to the general welfare of the Owners and occupants within the Property or the portion thereof affected by same.

Section 23. "Tract" shall mean any parcel of real property located within the Property and identified by the designation "Tract," followed by an alphabetical designation identifying same on any recorded plat map of the Subdivision.

ARTICLE II: ANNEXATION OF ADDITIONAL PROPERTIES

Section 1. So long as Declarant continues to own any Residential Unit Footprint subject to this Declaration, whether originally included herein or as a result of same being included in Annexation Property, if the Declarant, alone or in conjunction with other parties, develops additional lands which it wishes to annex to this Declaration, such additional lands maybe annexed to and included within the Subdivision and made subject to the terms and conditions of this Declaration by the execution of the Declarant of a written annexation instrument and the recording of same in the office of the Director of Records for Jackson County, Missouri, at Independence. Such annexation may include complementary additions and modifications of the covenants and restrictions contained in this Declaration as may be necessary in Declarant's sole discretion to reflect the different character, if any, of the Annexation Property and as not being inconsistent with the scheme of this Declaration. In no event, however, shall such annexation revoke, modify or add to the covenants and restrictions established by this Declaration as having application to the current real estate identified as the Property.

Section 2. Following the conveyance by Declarant of all Residential Unit Footprints subjected now or hereafter to this Declaration, annexation of additional property to be made subject to this Declaration shall require the assent of two thirds (2/3) of all Members' votes cast at a meeting duly called for this purpose, written notice of which shall be sent to all Members not less than thirty (30) days nor more than sixty (60) days in advance of the meeting setting forth the purpose of the meeting. The presence of members, or of proxies, entitled to cast sixty percent (60%) of the votes of the membership shall constitute a quorum. If the required quorum is not forthcoming at any meeting, another meeting may be called subject to the notice requirement set forth above and the required quorum at such subsequent meeting shall be one-half (1/2) of the required quorum of the preceding meeting. No such subsequent meeting shall be held more than sixty (60) days following the preceding meeting. In the event that the requisite number of votes are not represented, in person or by proxy, members not present may give their written assent to the action taken thereat.

Section 3. Following the valid annexation of additional property to this Declaration and its terms and conditions, such property shall be subject to this Declaration and subject to the functions, powers, and jurisdiction of the Association, and thereafter said Annexation Property shall be part of the subdivision for all intents and purposes of this Declaration and all of the Owners of Residential Unit Footprints in the Annexation Property shall automatically be Owners in accordance with the terms hereof.

No Lot upon which a living unit has been constructed shall be further subdivided or separated into smaller lots by any Owner, and no portion less than all of such Lot, nor any easement or other interest therein shall be conveyed or transferred by an Owner.

ARTICLE III: ASSOCIATION

Section 1. Purpose of the Association. The Association has been incorporated as a not-for-profit organization under the laws of the State of Missouri. The Association shall be responsible for all matters as provided in or contemplated by this Declaration, the Association Articles, the Association Bylaw, and Association Rules.

Section 2. Membership in Association.

(a) Subject to the provisions of Section 13 of this Article III, each Owner shall be entitled to only one Association Membership and one vote in the Association for each Residential Unit Footprint owned, so long as he/she is the Owner of such Residential Unit Footprint, and such Owner shall specify in writing to the Association the name of the individual who will hold the Association Membership. In the absence of such written specification, Assessments shall nevertheless be charged against the Residential Unit Footprint and Owner thereof, but there shall be no right to vote the membership.

(b) Subject to the provisions of the above Section 2(a), once an Association Member has been specified as Owner of a Residential Unit Footprint, a new Association Member may only be specified for that Residential Unit Footprint upon at least 15 days prior notice to the Board of the Association; provided, however, that the foregoing shall not impair the provisions of the following Section 2(c).

(c) Membership in the Association shall not be transferred, pledged, or alienated in any way, except as herein expressly provided. Subject to the provisions of Section 2(a), Association Membership shall automatically be transferred to the new Owner upon the transfer of the Residential Unit Footprint to which it appertains (and then only to such transferee), whether by sale, intestate succession, testamentary disposition, foreclosure of a Mortgage or other legal process transferring fee simple title to such Residential Unit Footprint.

Section 3. Assignment of Declarant's Voting Rights. If any lender to whom the Declarant has assigned, or hereafter assigns, as security, all or substantially all of its rights under this Declaration, succeeds to the interests of the Declarant by virtue of said assignment, the absolute voting rights of the Declarant as provided in Section 13 of this Article III shall not be terminated thereby, and such lender shall hold the Declarant's memberships and voting rights on the same terms as they were held by the Declarant pursuant hereto.

Section 4. Board of Directors of the Association.

(a) The affairs of the Association shall be conducted by the Association Board as herein provided and in accordance with the Association Articles and Association Bylaws. Except for

Directors elected by the Declarant as provided for in Section 13 of this Article III, each Director shall be an Association Member or the spouse of an Association Member. If a Director shall cease to meet such qualifications during his term, he will thereupon cease to be a Director and his place on the Association Board shall be deemed vacant.

(b) Except for Directors appointed by the Declarant as provided for in Section 13 of this Article III, the Members shall have the power and right to elect and remove the members of the Association Board as provided in the Association Articles and Association Bylaws.

Section 5. Approval of Members. Unless elsewhere otherwise specifically provided in this Declaration or the Articles or Bylaws or Rules of the Association, any provision which requires the vote or written assent of the members of the Association shall be deemed satisfied by the following:

(a) The vote in person, or by proxy, of the specified percentage of Association Members entitled to vote at a meeting duly called and noticed pursuant to the provisions of the Association Articles or Bylaws, dealing with annual or special meetings of the Members of the Association.

(b) Written consents signed by the specified percentage of Members then entitled to vote as provided in the Bylaws of the Association.

Section 6. Additional Provisions in Articles and Bylaws. The Articles and Bylaws of the Association may contain any provision relating to the conduct of the affairs of the Association and the rights and powers of its directors, officers, employees, agents, and Members not inconsistent with law or this Declaration.

Section 7. Association Rules. In order to be able to address specific matters relating to the administration, operation and development of, or other matters relating to, the Subdivision¹ the Association Board shall be empowered to adopt, amend, or repeal such rules and regulations as it deems reasonable and appropriate under the "Association Rules." The Association Rules may include the establishment of a system of fines and penalties enforceable as Special Assessments or otherwise. The Association Rules shall not be inconsistent with the terms of this Declaration. The Association Rules may not unreasonably or unlawfully discriminate among Owners and Association Members. A copy of the Association Rules as they may from time to time be adopted, amended, or repealed, or a notice setting forth the adoption, amendment, or repeal of specific portions of the Association Rules shall be delivered to each Association Member in the same manner established in this Declaration for the delivery of notices. Upon completion of the notice requirements, the Association Rules shall have the same force and effect as if they were set forth in and were part of this Declaration and shall be binding on the Owners and Association Members, and all other Persons having any interest in or making any use of the Association, whether or not actually received thereby. The Association Rules, as adopted, amended, or repealed, shall be available at the principal office of the Association to each Owner, Association Member, or other person reasonably entitled thereto, upon request. In the event of any conflict between any provision of the Association Rules and any provisions of this Declaration or the Association Articles or

Bylaws, the Association Rules shall be deemed to be superseded by the provisions of this Declaration or such Articles or Bylaws to the extent of any such conflict

Section 8. Indemnification. To the fullest extent permitted by law, every director and every officer of the Association, as well as the members of the Aesthetics Review Board and the Declarant (to the extent a claim may be brought against the Declarant by reason of its appointment, removal, or control over members of the Association Board and the Aesthetics Review Board) shall be indemnified by the Association, and every other person serving as an employee, or direct agent of the Association, or on behalf of the Association as a member of a committee or otherwise, may, in the discretion of the Board of the Association, be indemnified by the Association against all expenses and liabilities, including attorneys' fees, reasonably incurred by or imposed upon him/her in connection with any proceeding or any settlement thereof to which he/she may be a party, or in which he/she may become involved, by reason of his/her being or having served in such capacity on behalf of the Association (or in the case of the Declarant by reason of having appointed, removed, or controlled, or failed to control members of the Association Board or the Aesthetics Review Board) whether or not he/she is a director, an officer, or a member of the Aesthetics Review Board, or serving in such other specified capacity at the time such expenses are incurred; provided, however, that prior to agreeing to any such indemnification, the Association Board shall determine, in good faith, that such officer, director, member of the Aesthetics Review Board, or other person, or the Declarant, did not act, fail to act, or refuse to act willfully, or with gross negligence, or fraudulent or criminal intent in the performance of his/her duties. The foregoing rights of indemnification shall be in addition to and not exclusive of all other rights to which such persons may be entitled at law or otherwise. Appropriate insurance may be obtained pursuant to Article N to cover any liability exposure created by virtue of the foregoing indemnification.

Section 9. Non-Liability of Officials. To the fullest extent permitted by law, neither the Declarant, any directors or officers of the Association, any Aesthetics Review Board member, nor any other members of committees of the Association shall be liable to any Association Member or any Owner, Occupant, or other Person for any damage, loss, or prejudice suffered or claimed on account of any decision, approval or disapproval of plans or specifications (Whether or not defective), course of action, inaction, omission, error, negligence, or the like made in good faith and which the Declarant, any director, any officer or any member of a committee reasonably believed to be within the scope of his/her duties.

Section 10. Accounting. The Association, at all times, shall keep, or cause to be kept, true and correct records of account in accordance with generally accepted accounting principles, and shall have available for the inspection of all Owners at reasonable times during regular business hours, books which shall specify in reasonable detail all expenses incurred and funds accumulated from Assessments or otherwise. The Association shall employ a firm of Certified Public Accountants to render a written audit of its operations for each calendar/fiscal year and a copy of such written audit shall be available upon request to the Owners.

Section 11. Records. The Association shall, upon reasonable written request and during reasonable business hours, make available for inspection by each Owner and Association Member the books records, and financial statements of the Association together with current copies, as amended from time to time, of this Declaration and the Association Articles and Bylaws and Association Rules.

The Declarant shall be under no obligation to make its own books and records available for inspection by the Association, or any Owner, Association Member or other Person.

Section 12. Managing Agent. Any powers, duties, and rights of the Association created pursuant hereto, or of the Board, as provided by law and herein, may be delegated to a managing agent under a management agreement, which agent may or may not have a relationship to the Declarant or the principals of Declarant provided, however, that no such delegation shall relieve the Association of its obligation to perform any such delegated duty.

Section 13. Declarant's Control of the Association. Notwithstanding anything in this Article III or if elsewhere in this Declaration to the contrary, the Declarant shall maintain absolute and exclusive control over the Association and the Aesthetics Review Board, including appointment and removal of the President and all other officers of the Association, all directors of the Association Board and all members of the Aesthetics Review Board, until all of the Residential Unit Footprints in the Subdivision (as it exists from time to time) have been sold to parties. Until such time, only the Declarant will be entitled to cast any votes with respect to the election and removal of Association officers or directors and members of the Aesthetics Review Board or any other matters requiring the vote or approval of Association Members. The Declarant voluntarily may (but shall not be required to) at any time relinquish all or any part of the Declarant's control and rights under this Section.

ARTICLE IV: POWERS AND DUTIES OF THE ASSOCIATION

In addition to any and all powers, rights and privileges granted to a Missouri not-for-profit corporation, the Association shall have the following powers whenever in the exercise of its discretion it may deem them necessary or advisable, and which it shall have the responsibility to provide if so indicated in this Article or elsewhere in the Declaration:

- (1) To enforce, in its own name, any covenants, conditions or restrictions which may now or may hereafter be imposed upon any of the Property.
- (2) The Association shall be authorized to and shall, in fact, provide for the plowing and removal of snow from the driveways located on the Common Areas, and from the driveways located on the Restricted Common Areas. It shall be the responsibility of the individual Owner to keep cars or other vehicles and other obstructions removed from the Restricted Common Area associated with such Owners Residential Dwelling in times of snow accumulation to enable the Association to provide such snow removal.
- (3) The Association shall be authorized to and shall, in fact maintain, plant, care for, fertilize, spray, trim, protect and replant such trees, shrubs and other landscaping along all streets within the Property, in or upon Common Areas and in or upon Restricted Common Areas, as the Association shall deem to be appropriate and proper. In addition, the Association shall be authorized to and shall, in fact, provide lawn care, mowing, re-seeding, fertilizing and maintenance of all lawns and grassy areas within the Property and on Common Areas.

(4) The Association shall be authorized to and shall, in fact, provide uniform rules and regulations for the collection of garbage and rubbish and for the disposal of such garbage and rubbish as is collected and shall provide a uniform method for the collection and disposal of garbage and rubbish from the Residential Dwellings located on the Residential Unit Footprints owned by the Members.

(5) To provide for the establishment, operation, maintenance and regulation of parks, playgrounds, recreational facilities, streams, all ornamental features and the equipment thereon (if any) on any land set aside for the general use of the public and/or the Owners or their guests, tenants or invitees, or to which all such Owners have access and use thereof; and to provide for the maintenance of natural water courses within the Property.

(6) The Association shall be authorized to and shall, in fact, exercise control over parking areas, driveways, and other Common Areas and any driveways located on Restricted Common Areas within the Property, as deemed by the Association to be necessary or desirable and to issue permits for excavations in the Common Area or Restricted Common Areas when necessary for the installation of utilities and to accept bonds or deposits for the repairing of cuts made for such excavations. The Association shall have full authority to prevent any excavation or cuts in the Common Area or Restricted Common Areas without first obtaining a deposit to insure the repair and future maintenance of such cuts. The Association may reserve the right to make any and all excavations in the Common Area or Restricted Common Areas and the right to refill and repair any damages to any improvements and pay the cost out of the deposits made as herein provided, subject to such control of city, county or other proper officials as may be provided by law.

(7) To erect and maintain signs within the Property,

(8) The Association shall be authorized to and shall, in fact, repair, maintain, re-pave pedestrian ways, excluding driveway areas dedicated to an Owner's Residential Unit Footprint; and parking areas and clean and maintain storm water retention facilities and appurtenances thereto, gutters, and pedestrian ways.

(9) The Association shall also provide for all other general items of use, maintenance and repair on or over the Common Areas and, subject to the Owners' obligation to use due care in the use of same as specified in Section 8(b) of Article V, of driveways located on Restricted Common Areas.

(10) If the same can be obtained and is economically feasible as determined by the Board of Directors, to obtain liability insurance insuring the Association or Members of the Board of Directors of the Association, or its officers, or members of the Aesthetic Review Board, or other committees of the Association, against any and all liability to the public, to any Owner, or to the invitees or tenants of any Owner. The policy limits shall be set by the Directors of the Association and shall be reviewed at least annually and increased or decreased at the discretion of the Board of Directors of the Association.

(11) To obtain worker's compensation insurance to the extent necessary to comply with applicable law, and any other insurance deemed necessary by the Board of Directors of the Association.

(12) To obtain a standard fidelity bond, if economically feasible as determined by the Board of Directors, covering all members of the Board of Directors and officers of the Association and all other employees of the Association in an amount to be determined by the Board of Directors.

(13) To acquire and own the title to such real estate as may be reasonably necessary in order to carry out the purposes of the Association, and to pay taxes on such real estate as may be so used by it, and such taxes as may be assessed against the Common Areas and Restricted Common Areas. To borrow money, to mortgage, pledge, deed in trust or hypothecate any or all of its real or personal property as security for debts incurred or money borrowed.

(14) To enter into such agreements with other Homes Associations, municipalities, political subdivisions, individuals, and corporations in order to implement the purposes of the Association and to provide such improvements for the benefit of the Owners and Members of this Association within the purview of this Declaration.

(15) To carry out, perform and accomplish all other responsibilities, duties and obligations as set forth elsewhere in the Declaration.

ARTICLE V: PROPERTY RIGHTS

Section I. Members' Easements of Enjoyment. Every Member shall have a non-exclusive right of ingress and egress and easement of enjoyment in and to the Common Areas, exclusive of areas set aside as Restricted Common Areas, and such easement shall be appurtenant to and shall pass with the title to every Residential Unit Footprint subject to the following provisions:

(a) The right of the Association to charge reasonable admission and other fees for the use of any recreational facility situated upon the Common Area, to the extent said facilities are provided;

(b) The right of the Association, in accordance with its Articles and Bylaws, to borrow money for the purpose of improving the Common Area facilities, and in aid thereof to Mortgage said property;

(c) The right of the Association, if determined by the Board of Directors, to suspend the voting rights and right to use of the recreational facilities or other Common Areas by any Member for any period during which any Assessments against any Residential Unit Footprint remains unpaid and for a period not to exceed 60 days for any infraction of its published Rules and Regulations;

(d) The right of the Association to dedicate or transfer all or any part of the Common Area to any public agency, authority or utility for such purposes and subject to such conditions as may be agreed to by the Members. No such dedication or transfer shall be effective unless an

instrument signed by Members entitled to cast two-thirds (2/3) of the votes of the membership has been recorded, agreeing to such dedication or transfer.

(e) The right of the Association to make reasonable rules, regulations and conditions and impose reasonable restrictions upon the use and enjoyment of Common Areas for the benefit of all Members, their guests and assigns.

(f) The continuing and ongoing authority of the Association and/or the Aesthetics Review Board, from time to time, to set aside, dedicate, delegate and approve certain portions of the Common Area for the use or creation of Restricted Common Areas.

Section 2. Delegation of Use. Any Owner may delegate, in accordance with the By-Laws of the Association, his/her right of enjoyment to the Common Area and facilities or the right to enjoy and use Restricted Common Area to the Members of his/her immediate family, or contract purchasers who reside on the property, excluding, however, the recipient of any lease option agreement until such time as the option has been exercised.

Section 3. Damage or Destruction of Common Area or Restricted Common Area by Owner. In the event any Common Area or Restricted Common Area is damaged or destroyed by an Owner or any of his/her guests, tenants, licensees, agents or member of his family, such Owner does hereby authorize the Association to repair said damaged area; the Association shall repair said damaged area in a good workmanlike manner in conformance with the original plans and specifications of the area involved, or as the area may have been modified or altered subsequently by the Association in the discretion of the Association. The amount necessary for such repairs shall become a Special Assessment upon all the Residential Unit Footprints of said Owner.

Section 4. Association's Easements. There is hereby created a blanket easement upon, across, over and on all Residential Unit Footprints and all Residential Dwellings within the Property and all Restricted Common Areas, in favor of the Association and its respective agents, employees, contractors, and subcontractors for the purpose of carrying out all of the powers and duties of the Association as set forth in this Declaration and in providing for the services which the Association is responsible for providing as expressed or implied by the terms of this Declaration.

Section 5. Encroachments. Declarant, on behalf of itself and its successors and assigns, hereby declares that every Owner shall have a perpetual easement for the continuance of any unwillful and unintentionally created encroachment by such Owners Residential Dwelling or Restricted Common Area on, over and across any Common Area now existing as a result of construction of any Residential Dwelling or improvements related thereto, or which may come into existence hereafter as a result of the reconstruction of any Residential Dwelling after damage by fire or other casualty, or as a result of condemnation or eminent domain proceedings, so that any such encroachment may remain undisturbed so long as the Residential Dwelling stands, so long as such encroachment was/is not willful or intentionally created.

Section 6. Municipal Services. Declarant, on behalf of itself and the successors and assigns of itself, hereby declares that the City of Independence, Missouri, (but not the public in general) and other law enforcement and emergency personnel or officials shall, have a perpetual nonexclusive

easement to enter upon all parking areas, driveways, walkways, and Common Areas, and Restricted Common Areas for purposes of maintaining the safety, health, welfare, police, and fire protection of the citizens of the City and the Owners and occupants of the Property.

Section 7. Other Easements.

(a) Easements for installation and maintenance of all utilities and drainage facilities are shown on the recorded subdivision plat map of the Property. Within these easements, no structure, planting, or other material shall be placed or permitted to remain that may damage or interfere with the installation and maintenance of utilities, or that may damage, interfere with, or change the direction of flow of drainage facilities in such easements.

(b) Such easements, reservations, and rights of way shall at all times be open and accessible to public and quasi-public utility corporations, their employees and contractors, and shall also be open and accessible to Declarant, and Declarant's successors and assigns, all of whom shall have the right and privilege of doing whatever may be necessary in, on, under and above such locations to carry out any of the purposes for which such easements, reservations, and rights of way are reserved.

(c) Other easements within the structure are limited to the common point of entry for electrical, telephone and cable service, compatible with requirements of national and international building codes.

Section 8. Location. Use and Maintenance of Restricted Common Areas.

(a) The Aesthetics Review Board shall have authority, upon application and request pursuant to Article VII, to designate certain areas within the Property as Restricted Common Area and to assign and designate same to the location of a particular Improvement to service one or more Residential Unit Footprints. The Aesthetics Review Board shall also have authority to establish construction standards and specifications relating to the location and construction of approved Improvements along, over and across Restricted Common Area. Such request and any subsequent approval granted in connection with such request shall be in written form and shall contain a clearly defined designation of the area to be assigned as Restricted Common Area and shall also contain an indication of the Improvements to be located upon each such - Restricted Common Area, which shall include, but not be limited to, Driveways, Air Conditioning and/or Heating Units, Roof, Balcony or Deck Overhang, or other similar indications. The Owner of a Residential unit Footprint, is hereby granted the right and privilege to install, or cause to be installed, or reinstall or cause to be reinstalled, approved Improvements along, over and across Restricted Common Area to the extent that same are approved, upon receipt of the approval of the Aesthetics Review Board. The Aesthetics Review Board is hereby expressly given the power, authority and control to permit and authorize Improvements to be constructed and reconstructed over and across Restricted Common Area and to cause such areas to be abandoned and relocated from time to time over areas designated and delineated as replacement Restricted Common Area. In case such replacement Restricted Common Area is established and approved from time to time by the Aesthetics Review Board, the establishment and approval of such replacement Restricted Common Area shall automatically replace the earlier designation of Restricted Common Area

related to the Improvements built and constructed upon the replacement Restricted Common Area without further action on the part of any party whatsoever. The exclusive use of such Restricted Common Areas for the use and benefit of the Residential Unit Footprint(s) indicated on the Aesthetics Review Board approval and for the construction and reconstruction of Improvements to fulfill the purposes indicated on such approval, as such Improvements are actually constructed and in their original or replacement "as-built" locations, is hereby confirmed and ratified in all respects.

(b) Each Owner of a Residential Unit Footprint shall be responsible for using due care in the usage and utilization of any driveway areas dedicated to such Owner's Residential Unit Footprint. The foregoing responsibility shall include but not be limited to each Owner's obligation to protect and preserve the surface of such driveway from; (i) loads, weights, or vehicles heavier than that which residential construction practices would customarily be designed to handle; (ii) frequent, continuous or undue exposure to road salts, snow or ice melt or removal products, or other chemicals, compounds or substances whose properties or characteristics are harmful, damaging, caustic or otherwise deleterious to the finished surface of such driveway. The repair of any damage or destruction caused to such driveway by the Owner's failure to use due care in the protection and preservation of such driveway shall be the financial responsibility of such Owner, and the Association shall be authorized, but shall not have the obligation, to repair such damage at the cost and expense of such Owner, and to collect same, together with all other costs of the Association associated with the enforcement of the Association's rights hereunder as otherwise set forth in Section 3 of this Article, including the rights of the Association to recover its costs and expenses pursuant to such Section.

(c) If in the course of installing, maintaining or repairing Improvements located on Restricted Common Areas, any Owner, or their contractor, agent or employee damages, destroys or harms any Improvement located on Common Area, it shall be such Owner's responsibility to repair, renovate or correct any such damage, destruction or harm.

ARTICLE VI: CREATION OF THE LIEN AND PERSONAL OBLIGATION FOR ASSESSMENTS

Each Owner of any Residential Unit Footprint by acceptance of a deed or other conveyance therefore, whether or not it shall be so expressed in any deed or other conveyance, is deemed to covenant and agree to pay to the Association: (1) Regular Assessments and (2) Special Assessments. The Assessments shall be fixed, established, and collected from time to time as hereinafter provided. The Assessments, together with such interest thereon, late charges, costs of collection thereof, and reasonable attorneys' fees, shall be a charge on the Owner's land and shall be a continuing lien upon the property against which the Assessments are made. Each such assessment, together with such interest, late charges, costs and reasonable attorneys' fees shall also be the personal obligation of the person or persons who were the Owner(s) of such property at the time when the Assessments fell due. The personal obligation for delinquent payments shall not pass to his successors in title unless expressly assumed by them. If an Owner shall consist of more than one person, the obligations of the Owners for the payment of Assessments on such Owner's Residential Unit Footprint shall be joint and several.

Section 1. Purpose of Assessments. Except as otherwise provided herein, the Assessments levied by the Association under this Article shall be used:

- (a) to promote the recreation, health, safety, and welfare of the Owners of and residents of the Property,
- (b) to enhance the value of the Subdivision,
- (c) to pay the costs of administration of the Association,
- (d) to pay all other Common Expenses,
- (e) to pay for the maintenance, repair, and services, and purposes listed in Article IV and Article VIII hereof, or elsewhere herein, and
- (f) for any other purpose which is necessary or desirable for the maintenance and improvement of the Property and Common Area, or Restricted Common Area, or which is of general benefit to the Owners and residents.

Section 2. Regular Assessments.

(a) Except as otherwise specifically provided herein, each Owner of a Residential Unit Footprint shall pay as his Regular Assessment his Proportionate Share of the Common Expenses. Except as otherwise specifically provided herein, payment of Regular Assessments shall be in such amounts and at such times as may be provided in the Association Articles or Bylaws, or as determined by the Board of the Association.

(b) Not later than 60 days prior to the beginning of each fiscal year of the Association, the Association Board shall make available for review by each Owner at the Association's office, during reasonable times, a pro forma operating statement or budget for the upcoming fiscal year that shall among other things, estimate the total Common Expenses to be incurred by such Association for such fiscal year. The Association Board shall at that time determine the amount of the Regular Assessment to be paid by each Owner and notify the Owner thereof in writing. Each Owner shall thereafter pay to the Association its entire Regular Assessment as so determined. The payment of an Owner's Regular Assessment shall be due and payable on or before the beginning of the Association's fiscal year, which date shall be set forth in the written notice sent to Owners. Notwithstanding the foregoing provision, the Association Board, may, in its exclusive discretion, establish a regular payment schedule or payment schedules available to Association Members in the payment of their Regular Assessments, which shall, allow payment of Regular Assessments on a monthly, quarter-annual, or semi-annual basis and provide in such payment schedule for a reasonable service fee or other charge that is related to the additional record keeping/invoicing, etc., associated with the regular payment arrangement, which charge shall be payable in addition to the pro-rated portion of the Regular Assessment with each regular payment.

(c) If the Association subsequently determines that the total Regular Assessments for the current year are, or will become, inadequate to meet all Common Expenses for whatever

reason, including Common Expenses in excess of the estimated Common Expenses used in preparation of the Association's budget for that year, the Association President shall then immediately determine the approximate amount of such inadequacy and, with the consent of the Association Board, issue a supplemental estimate of the Common Expenses and determine the revised amount of Regular Assessments to be paid by each Owner for the balance of the year, and the date or dates when due. Each Owner shall be notified of the additional amount required to be paid and the due date of such payment, and each Owner shall pay the additional amount when due. If the estimated total Regular Assessments for a current year prove to be excessive in light of the actual Common Expenses, the Association may, at the discretion of the Association Board, retain such excess as additional working capital or reserves, or reduce the amount of the Regular Assessments for the next fiscal year. No reduction or abatement of Regular Assessments because of any such anticipated surplus may diminish the quantity, or quality, of services upon which the Common Expenses for the year in question are based, and if supplemental assessments are required, they shall be made as set forth above.

Section 3. Special Assessments. Special Assessments shall be levied by the Association against an Owner to reimburse the Association for:

(a) Costs incurred in bringing an Owner or his Residential Unit Footprint and/or Improvements thereon into compliance with the provisions of this Declaration, the Association Articles or Bylaws, or the Association Rules;

(b) Fines levied or fixed by the Association Board as provided herein;

(c) Attorneys' fees, late charges, interest, and other costs or charges provided to be paid as, or they are incurred in connection with a Special Assessment in accordance with this Declaration, the Association Articles or Bylaws;

(d) Any other charge designated as a Special Assessment in this Declaration, the Association Articles or Bylaws;

Section 4. Uniform Assessment. All Regular Assessments imposed upon an Owner shall be based upon such Owners Proportionate Share;

Section 5. Date of Commencement of Regular Assessments. The Regular Assessments shall commence as to each Owner on the date that the first Owner acquires title to any Residential Unit Footprint from Declarant. The Regular Assessment shall be equitably adjusted as required for short periods.

Section 6. Time and Manner of Payment: Late Charges and Interest. Assessments shall be due and payable by Owners in such manner and at such times as the Association Board shall designate in accordance with the terms hereof. If not paid within ten (10) days after its due date, each such Assessment shall have added to it a late charge equal to eighteen percent (18%) of the amount of Assessment and thereafter bear interest at the Rate of eighteen per cent (18%) per annum until paid. The Association may, in its discretion and without waiving the imposition of a late charge or interest in any other instance, waive the late charge and/or interest in any particular instance. A

delinquent Owner shall also be liable for attorneys' fees and other related costs incurred by the Association as a result of such delinquency, and if any suit, action, or proceeding is brought to collect any such Assessment or charge, then there shall be added to the amount thereof costs of suit and reasonable attorneys' fees to be fixed by the court and included in any judgment or award rendered thereon.

Section 7. No Offsets. All Assessments shall be payable in the amount specified in the Assessment or Notice of Assessment and no offsets against such amount shall be permitted for any reason, including, without limitation, a claim that:

- (a) the Association, its Board, its President, or the Declarant is not properly exercising its duties and powers as provided in this Declaration or documentation associated therewith; or
- (b) Assessments for any period exceed Common Expenses.

Section 8. Reserves. Reserves included in any budget for common expenses which are collected as part of Regular Assessments shall be deposited by the Association in a separate bank account to be held in trust for the purposes for which they are budgeted and are to be segregated from and not co-mingled with any other funds of the Association, except to the extent that the Association's regularly employed accountant deems it desirable to do otherwise on the basis of standard accounting principles in similar contexts or the laws (tax or otherwise) of the State of Missouri or the United States relating to corporations not organized for profit, or homeowners associations. Such reserves shall be deemed a contribution to the capital account of the Association. The responsibility of the Association Board (whether while controlled by the Declarant or the members of the Association) shall be only to provide for such reserves as such Board in good faith deems reasonable, and neither the Declarant, such Board or any member thereof shall have any liability to the Association or any Owner, Association Member, if such reserves are determined to be inadequate.

Section 9. Exempt Properties. The following Properties subject to the Declaration referred to hereinabove shall be exempt from the assessments created herein: (a) all properties dedicated to and accepted by a local public authority; and (b) the Common Area. However, no land or improvements devoted to dwelling use shall be exempt from said assessments.

Section 10. Subordination of Lien. All delinquent assessments shall constitute a lien. A lien which arises against a Residential Unit Footprint by reason of the failure or refusal of any Owner to make timely payment of any assessment shall be subordinate to the lien of a prior recorded First Mortgage (together with any interest, cost, reasonable attorneys' fees and any late charges related thereto), acquired in good faith and for value, except for the amount of the unpaid Assessment which accrues from and after the date on which a First Mortgagee comes into possession of, or acquires title to the Residential Unit Footprint, whichever occurs first. If any lien for unpaid Assessments which accrued prior to the date the First Mortgagee comes into possession of or acquires title to the Residential Unit Footprint has not been extinguished by the process by which such First Mortgagee came into possession of or acquired title to the Residential Unit Footprint, such First Mortgagee shall not be liable for unpaid Assessments arising prior to the aforesaid date and, upon written request by such First Mortgagee to the Association, such lien shall be released

in writing by the Association. Any unpaid Assessments which are extinguished pursuant to the foregoing sentence shall continue to be the personal obligation of the delinquent Owner and may also be re-allocated by the Association among all Owners as part of the Common Expenses.

Section 11. Certificate of Non-Payment. Upon request, any person acquiring an interest in any Residential Unit Footprint shall be entitled to a certificate from the Association setting forth the amount of unpaid Assessments relating to such Residential Unit Footprint, if any, and such person shall not be liable for, nor shall any lien attach to the Residential Unit Footprint in excess of the amount set forth in the certificate, except for Assessments which occur, or become due, after the date thereof and any interest, costs, attorneys' fees, and any late charges related to such unpaid Assessments.

Section 12. Enforcement of Lien. Any lien provided for in this Article VI may be foreclosed by the Association in the manner provided in Chapter 443 of the Revised Statutes of the State of Missouri for the foreclosure of a first mortgage realty Deed of Trust in the State of Missouri. The President of the Association, in office, when any such procedure is commenced, is hereby designated to act in the capacity as the Trustee of the Association and to take all steps and actions necessary, required and/or proper to foreclose the lien of the Association in the manner mentioned. All of the provisions of this Article VI relating to the enforcement of any lien provided for herein (including without limitation the subordination provisions in Section 10 or the provisions of this Section 12) shall apply with equal force in each other instance provided for in this Declaration or the Association Rules or the Association Articles or Bylaws wherein it is stated that payment of a particular Assessment, charge, or other sum shall be secured by a lien. Nothing herein shall be construed as requiring that the Association take any action allowed hereunder in any particular instance, and the failure of the Association to take such action at any time shall not constitute a waiver of the right to take such action at a later time, or in a different instance.

Section 13. Pledge of Assessment Rights as Security. The Association shall have the power to pledge the right to exercise its assessment powers and rights as security for any obligation of the Association; provided, however, any such action shall require the prior affirmative vote, or written assent of the Declarant, if it controls the Association, or otherwise, a Majority of all of the members of the Association. The Association's power to pledge its assessment powers shall include, but not be limited to, the ability to make an assignment of Assessments which are then payable to, or which will become payable to, the Association, which assignment may then be presently effective but shall allow said Assessments to continue to be paid to the Association and used by the Association as required, unless and until the Association shall default on its obligations secured by said assignment.

ARTICLE VII: AESTHETIC CONTROL

Section 1. Aesthetics Review Board. The Association shall have an Aesthetics Review Board consisting of not less than three nor more than five persons, as specified from time to time by the Declarant during periods in which Declarant has the right to appoint the members of the Aesthetics Review Board, and thereafter, by resolution of the Board of the Association. The Declarant shall retain the right to appoint, augment or replace all members of the Aesthetics Review Board until Declarant shall no longer own any Residential Unit Footprint within the Subdivision. Thereafter,

members of the Aesthetics Review Board shall be appointed by the Board of the Association. Persons appointed to the Aesthetics Review Board, other than persons appointed by the Declarant, shall be Association Members. The Declarant may voluntarily (but is not required to) permit Association Members to appoint or replace one or more members of the Aesthetics Review Board.

Section 2. Conditions. No construction, improvements, alterations, repairs, excavations, repainting, changes in grade or other work which in any way alters the exterior of any property or the Improvements located thereon from its condition existing on the date such property was first conveyed in fee by the Declarant to an Owner shall be made or done without the prior approval of the Aesthetics Review Board. No Improvement shall be commenced, erected, maintained, improved, altered, made or done nor shall any additions, changes or alterations be made to the exterior of any Residential Dwelling without the prior approval of the Aesthetics Review Board. As more particularly described and set forth in Section 8 of Article V, no construction of Improvements over or across any Restricted Common Areas shall take place without the prior approval, authorization and consent of the Aesthetics Review Board, both as to the designation and location of Restricted Common Area and as to the Improvements to be constructed along, over or on same. None of the foregoing shall be undertaken unless and until the plans and specifications showing the nature, shape, height, materials, exterior color scheme, and location of same shall have been submitted to and approved in writing by the Aesthetics Review Board. Prior to the commencement of any such process, the Owner or his representative shall submit detailed plans and specifications to the Aesthetics Review Board concerning the work to be done or changes to be made, including the location on the Residential Unit Footprint or Restricted Common Area where such changes are to be made and any other pertinent details. No change in the character or color of the exterior surfaces of any Residential Dwelling shall be made from the original materials and colors used without such change being first considered and approved by the Aesthetics Review Board.

Section 3. Purposes. The Aesthetics Review Board shall regulate the external design, appearance, use, location and maintenance of the Property and of improvements, alterations or changes thereon in such a manner so as to preserve and enhance values and to maintain an aesthetically harmonious relationship among structures and the natural vegetation and topography.

Section 4. Procedures. In the event the Aesthetic Review Board fails to approve, modify or disapprove in writing an application within thirty (30) days after plans and specifications in writing have been submitted to it, in accordance with adopted procedures, approval will be deemed denied. No appeal may be taken from a decision of the Aesthetics Review Board, so long as a majority of its members have been appointed by the Declarant. At such time as the Aesthetics Review Board has a majority of its members appointed by the Board of the Association, the applicant may appeal an Aesthetics Review Board decision to the Board of the Association, which may reverse or modify such decision by a two-thirds (2/3) vote of the entire Board.

ARTICLE VIII: SERVICES TO BE PROVIDED

In addition to maintenance upon the Common Area and upon the Restricted Common Areas provided for elsewhere in this Declaration, and as allowed or required of the Association under Article IV, the Association shall provide or arrange for providing the following services to each

Residential Dwelling and the Residential Unit Footprint on which it is located which is subject to assessment hereunder in as nearly a uniform manner as may reasonably be possible, and each Owner shall be obligated to accept and participate in the Association's providing such services:

Section 1. Exterior Maintenance. The Association shall provide exterior maintenance as a consequence of normal wear and tear upon each separate Residential Dwelling that is subject to assessment hereunder as follows: paint, repair, replace and care for roofs, gutters, downspouts, exterior building surfaces, and other exterior improvements. The foregoing shall not include any responsibility on behalf of the Association to repair or replace exterior building surfaces or damage thereto arising from: (i) structural defects or damage resulting from settlement, structural collapse or other interior structural damages; or (ii) resulting from the Owner's failure to properly and adequately provide maintenance, protection from the elements, or other care to such Owner's Residential Dwelling; or (iii) fire, windstorm, vandalism, or other casualty loss covered by the fire and extended coverage loss provisions of a standard-form homeowners insurance policy. Such exterior maintenance shall not include glass surfaces, screens, light bulbs, doors, including garage doors, or air conditioning, or other exterior units servicing each Residential Dwelling. Furthermore, no change in the color of the exterior painted surfaces of any Residential Dwelling shall be made by the Association from the original colors used without such change being first considered and recommended by the Aesthetics Review Board. Such recommendations shall thereafter be submitted to the Association membership for acceptance, which acceptance shall require a two-thirds (2/3) vote of the Members of the Association present at a meeting called to consider such proposal at which a quorum is present. Individual Owners may change the color of their front doors with the approval of the Aesthetics Review Board.

Section 2. Driveway Repair and Replacement. Subject to the Owner's obligations and responsibilities as set forth in Section 8(b), Article V, the Association shall provide regular and routine maintenance including repair and replacement of driveway located on, over, and across Restricted Common Areas, due to ordinary wear and tear and actions of natural elements, pursuant to the terms and conditions of Article IV of the Declaration. No provision of this Section shall be construed to require the Association to repair, replace, or maintain any driveway areas dedicated to such Owner's Residential Unit Footprint.

Section 3. Uniformity of Service. The Association shall arrange for and provide for a uniform method of snow removal and trash collection. The Association shall have authority to determine the exact method of providing for such services by virtue of the powers set forth in Article IV and toward that end shall have authority to contract with one service on behalf of all Owners to provide such service to the Residential Dwellings within the Property.

Section 4. Exclusivity. No Owner shall do any act or take any action on his own which shall interfere or conflict with the Association's sole responsibility to provide the services set forth herein, and particularly shall not seek to provide such services to his own property unless the Association fails to provide such service after written notice demanding such services be reasonably provided to an Owner who can establish that such services are not being provided to his property in a uniform manner with the other Residential Dwellings within the Property.

ARTICLE IX: USE RESTRICTIONS

Section 1. Use of Land. None of the Residential Unit Footprints located on the Property may be used or occupied for other than private Two Family residential purposes. No structure of a temporary character, trailer, basement, tent, shack, garage, barn or other outbuilding shall be used on any portion of the Property at any time as a residence, either temporarily or permanently. No part of the Property may be improved, used, or occupied for purposes other than as provided by applicable zoning laws and restrictions filed of record in relation thereof. A Residential Unit Footprint shall not be restricted to owner-occupants.

Section 2. Garages. Each Residential Dwelling shall have a private garage for at least one (1) car and miscellaneous storage. Any change to the internal structure would require city and/or Association approval. All garages facing any street must be equipped with doors which shall be kept closed as much as practicable to preserve the appearance of the elevation of the Residential Dwelling fronting on the street.

Section 3. Roofing Material. All roofing shall be asphalt roofing and limited to asphalt roofing, the exact color and texture of which shall be approved in writing by the Declarant.

Section 4. Commercial Activity Prohibited. No commercial activity of any kind shall be conducted from any Residential Dwelling, except as permitted by City and/or Association approval, except for commercial activities as reserved herein for use by Declarant.

Section 4. Commercial Activity Prohibited. No commercial activity of any kind shall be conducted from any Residential Dwelling, except as permitted by City and/or Association approval, except for commercial activities reserved herein for use by Declarant.

Section 5. Damaged Structures. In the event of fire, wind, storm, or other damage, no building shall be permitted to remain in a damaged condition longer than five (5) months.

Section 6. Nuisances. No noxious or offensive activity shall be carried on upon any portion of the Property, nor shall anything be done thereon that may be or become a nuisance or annoyance to the neighborhood. The noise level within any Residential Unit Footprint shall never be so great as to disturb the owners or occupants of any other home.

Section 7. Animals Prohibited. No animals, livestock or poultry of any kind shall be raised, bred or kept in or at any Residential Dwelling except that dogs, cats or other approved household pets not to exceed two (2) in number and not weighing more than fifty (50) pounds each maybe kept, provided they are not kept, bred or maintained for any commercial purpose. In no event shall such animals be kept if they unreasonably disturb the Owner or residents of any other Residential Dwelling. All animals shall be confined to the Owner's property and for the mutual benefit of all the Owners, no animal shall be allowed or permitted on the Common Area except when on a leash or when in direct and constant control of the Owner thereof.

Section 8. Advertising Prohibited. No advertising signs (except one four-foot square "For Sale" sign per Residential Dwelling), billboards, unsightly objects, or nuisances shall be erected, placed, or permitted to remain on any portion of the Property, nor shall any Residential Dwelling be used in any way for any purpose which may endanger the health or unreasonably disturb the Owner of

any other Residential Dwelling or resident thereof, provided, however, that the foregoing covenants shall not apply to the activities, signs and billboards of the Declarant in the sale and promotion for sale of Residential Dwellings or the Association in furtherance of its powers and purposes as set forth in these Articles.

Section 9. Screening Required. All equipment, trash cans, garbage cans, wood piles and storage piles shall be kept within the confines of an Owner's Residential Unit Footprint.

Section 10. Antennas Prohibited. No exterior television or radio antennas of any sort shall be placed, allowed or maintained on any portion of any Residential Dwelling or on the Common Area. The foregoing prohibition shall expressly extend to satellite dishes or other devices designed to receive or transmit radio or television signals, unless under twenty-four (24) inches in diameter, and approved as to location by the Aesthetics Review Board. The foregoing shall not prohibit the installation of underground cable service, pursuant to dedicated utility easements and as otherwise controlled by the Declarant or the Association.

Section 11. Storage Tanks. No tank for the storage of fuel may be maintained on any part of the Property or on Common Area or Restricted Common Area, either above or below the surface of the ground.

Section 12. Automotive Repair Prohibited. No automotive repair or rebuilding or any other form of automotive manufacture, whether for hire or otherwise, shall occur on any of the Property hereby restricted.

Section 13. Parking and Storage of Vehicles Prohibited. No school buses, tractors, trucks over 3/4 ton, recreational vehicles, boats, unmounted campers, trailers, unlicensed or inoperable or partially disassembled automobiles or other motor vehicles not in daily use, shall be regularly parked in the open on any Common Area or Restricted Common Area or on any driveway or at the curb and in any event, not more than 12 hours per day. All garages shall be kept clean and uncluttered as much as practicable to preserve the appearance of the Property.

Section 14. Trash. No trash, refuse, grass clippings or ashes shall be thrown, dumped or placed upon any Tract, Residential Unit Footprint, Common Area or Restricted Common Area or other undeveloped portions of the Property.

Section 15. Plantings. No shrubbery, trees, flowers or landscape plantings shall be planted by any Owner without first obtaining the express written consent of the Aesthetics Review Board, except that a three-foot (3') green area within the perimeter of the Residential Unit Footprint designated for Patio use and associated with a particular Residential Unit Footprint may be maintained and planted by the Owner without so obtaining the approval of the Declarant.

Section 16. Fencing. No fencing shall be installed or maintained within the Property by any Owner however, the Aesthetics Review Board may grant permission to an Owner to screen and fence in the perimeter of the Residential Unit Footprint designated for Patio use and associated with a particular Residential Unit Footprint provided that the requirements of Article VII are fully complied with. All fences shall be built of Cedar, six feet (6'0") high, and conform to a common

standard approved by the Declarant, so long as said Member is active, and thereafter by the Association's Board of Directors. Such approval shall be based upon standards of general appearance and the necessity of preserving all walkway easements of record. No fences or barricades shall be installed in the Common Areas except as approved by the Association.

Section 17. Other Restrictions.

(a) No Residential Unit Footprint at McBee Acres shall be erected on any platted subdivision Lot or upon any property legally described in said plat having less than the following square footage:

Any residential structure requires a minimum ground floor area of 540 square feet excluding porches, garages, breezeways, and basements.

(b) All residential structures must be constructed of materials approved by the Association's Board of Directors. No building shall be permitted to stand with its exterior in an unfinished condition for longer than five (5) months after commencement of construction. In the event of fire, windstorm, or other damage, no building shall be permitted to remain in a damaged condition longer than five (5) months. No building shall be occupied until the exterior shall have been completed.

(c) All Lots are to be fully sodded with grass unless a specific alternate request is submitted to and approved by the Aesthetics Review Board for seeding by a professional lawn seeder contractor.

(d) All fireplaces shall be masonry or zero clearance, built to match, or compatible with siding, and a low-profile rectangular top.

(e) No above-ground swimming pools shall be erected, installed, constructed, and/or maintained by an Owner on any Lot, other than an entirely portable and movable wading pool.

(f) No clothes, sheets, blankets, laundry of any kind or other articles shall be hung out or exposed on any Lot or on the exterior of any home or any part of the Common Areas. The exterior area of any Lot and the Common Areas shall be kept free and clear of rubbish, debris, and other unsightly materials.

(g) There shall be no parking of baby carriages or playpens, bicycles, wagons, toys, vehicles, charcoal burners or other outdoor cooking devices, benches or chairs, nor any other similar items on any part of the Common Areas. Balconies, decks, and patio areas shall be used only for their intended purposes.

(h) Each Owner of a Residential Dwelling shall maintain insurance on all improvements against loss by fire, flood, and hazards included within the term "Extended Coverage" in such amounts as are sufficient to restore or rebuild the Residential Dwelling in the event of such loss. All insurance policies and renewals shall include a clause insuring the Association for purposes of monitoring the rebuilding or restoring of any Units damaged for which

insurance proceeds would be payable. Such interest of the Association shall, however, be in all cases, subordinate to the interest of a mortgage lender under a standard mortgage clause.

ARTICLE X: MAINTENANCE RESPONSIBILITIES OF OWNERS

Section 1. Owner's Responsibilities. Each Owner shall be responsible for the maintenance of his/her/their property in a state of good repair, except for those services to be provided by the Association as set forth herein. Should any Owner fail, refuse, or neglect to comply with the foregoing, then the Association shall, and hereby is given authority to, undertake to place such property in the required condition of maintenance and repair at the expense of the Owner of such property and collect such expenses as a Special Assessment against the Owner. The Association shall not undertake or perform such maintenance or repair without first having given written notice to the last known Owner of record of the said property of the specific circumstances located on such Owner's property that the Association deems not to be in a proper condition of maintenance and repair. Such notice shall also set forth the specific steps and actions Which the Association deems necessary to be taken by the Owner in order to place such property in a proper condition of maintenance and repair. Such notice shall further give the Owner thirty (30) days to commence the required actions and to proceed promptly thereafter, and, in any event, within thirty (30) days from such notice, to complete such maintenance and repair work unless extended by written permission of the Association.

Section 2. Association's Right to Maintain and Repair. Should the Owner fail to take such steps to maintain and repair his/her/their or its property as set forth in the notice required by Section 1 of this Article, or to proceed promptly within the time aforesaid to complete such maintenance and repair once action has been commenced, then the Association shall have the authority to take such steps and actions as may be reasonably required to maintain and repair the said property at the cost and expense of the Owner. Such maintenance and repair work as the Association shall undertake shall be commenced and completed as promptly as possible by the Association, which shall thereafter assess the cost of same as a Special Assessment against the Owner of the property. The Owner shall promptly, and in any event within thirty (30) days after notice of the cost of such maintenance and repair, pay such maintenance and repair expenses in full. Should the Owner neglect, fail, or refuse to pay the cost of same within thirty (30) days after notice and demand has been made upon the Owner, the obligation shall bear interest from the date of delinquency at the rate of 10% per annum. Such cost and obligation shall also constitute a lien against the Owner's property. The Association may bring an action at law against the Owner personally obligating him/her/them to pay the same or foreclose the lien against the property, and late charges, interest, costs and reasonable attorney's fee of any such action shall be added to the amount of such obligation of the Owner. In all other respects, the Association shall have the right to enforce the aforesaid lien and obligation as though such obligation were an additional Special Assessment levied against the specific property in question. The other terms and provisions concerning the enforcement of such obligation shall be the same as that provided in Article VI of this Declaration.

ARTICLE XI: AMENDMENTS

Section 1. Amendments to Declaration. Amendments to this Declaration shall be made by an instrument in writing entitled "Amendment to Declaration," which sets forth the entire amendment

Except as otherwise specifically provided for in this Declaration, any proposed amendment must be approved by a Majority of the Association Board Members prior to its adoption by the Association Members. Amendments may be adopted, from time to time, at a meeting of the Association Members upon the approval thereof of two-thirds of all of the Association Members or, without a meeting, if all Association Members have been duly notified, and if two-thirds of all of the Association Members entitled to vote at such a meeting, if it had been held, consent in writing to such amendment. In all events, the amendment when adopted shall bear the signature of the President of the Association and shall be attested by the secretary, who shall state whether the amendment was properly adopted, and shall be acknowledged by them as officers of the Association. Amendments once properly adopted shall be effective upon recording of the Amendment to Declaration in the office of the Director of Records for Jackson County, Missouri at Independence.

Section 2. Effect of Amendment. It is specifically covenanted and agreed that any amendment to this Declaration properly adopted will be completely effective to amend any and all of the easements, covenants, conditions and restrictions contained herein that may be affected and any or all clauses of this Declaration, unless otherwise specifically provided in the Section being amended, or the amendment itself.

Section 3. Required Approvals. Notwithstanding the provisions of the foregoing Sections of this Article XI:

(a) If this Declaration or any applicable provision of law requires the consent or agreement of additional parties, or a specified percentage thereof, for any action specified in this Declaration, then any instrument changing, modifying or rescinding any provision of this Declaration with respect to such action shall be signed by all such parties, as required by this Declaration or by said law.

(b) Until all of the Residential unit Footprints in the Subdivision, as it exists from time to time, have been sold to third parties, this Declaration may not be amended by the Association members pursuant to this Article XI without the written consent of the Declarant, Which may be withheld for any reason.

Section 4. Declarant's Right to Amend. Notwithstanding any other provision of this Article XI, until all of the Residential Unit Footprints in the Subdivision, as it exists from time to time, have been sold to third parties, Declarant reserves the right to amend this Declaration without the approval of the Association Board, the Association Members or any Owner or other person; provided, however, that no such amendment shall have the effect of changing the Plat of any Owner's Residential Unit Footprint without the consent of the Owner.

ARTICLE XII: GENERAL PROVISIONS

Section 1. Notice. Notices provided for in this Declaration, or the Association Articles, Bylaws, or Rules, shall be in writing and shall be addressed to the Association at the address specified in the Association Bylaws. The Association may designate a different address or addresses for notice by giving written notice of such change of address to all Association members at such time. All notices

to Association Members shall be to the last address shown on the records of the Association. Any Association Member may designate a different address or addresses for notices by giving written notice of a change of address to the Association. Notices addressed as above shall be deemed delivered when mailed by United States registered or certified mail or when delivered in person with written acknowledgment of the receipt thereof.

Section 2. Captions: Construction. Captions given to various Sections herein, and the Table of Consents for this Declaration, are for convenience only and are not intended to modify or affect the meaning of any of the substantive provisions hereof. The provisions of this Declaration shall be construed to effectuate its purpose of creating a uniform plan for the development and operation of the Subdivision as hereinabove set forth.

Section 3. Acceptance of Bylaws. By ownership of a Residential Unit Footprint, the Owner shall be a Member of the Association and shall be deemed to have accepted the Bylaws of the Association as adopted by the initial incorporators.

Section 4. Severability. If any provision of this Declaration, the Association Articles or Bylaws, or Association Rules, or any Section, clause, sentence, phrase or word, or the application thereof in any circumstance, is held invalid, the validity of the remainder of this Declaration, the Association Articles, Bylaws, or Rules, and of the application of any such provision, Section, sentence, clause, phrase or word in any other circumstances, shall not be affected thereby, and the remainder of this Declaration, the Association Articles, Bylaws, or Rules shall be construed as if such invalid part were never included therein.

Section 5. Term. This Declaration shall continue in full force and effect (subject, however, to the right to amend as herein provided) until January 1, 2041. Thereafter, unless one (1) year prior to January 2, 2041, there shall be recorded an instrument directing the termination of this Declaration signed by at least two-thirds (2/3) of all Association Members then entitled to vote, this Declaration shall be automatically continued without any further notice for an additional period of ten (10) years and thereafter for successive periods of ten (10) years each; provided that within one (1) year prior to the expiration of any such ten (10) year period, this Declaration may be terminated as set forth in this Section.

Section 6. Sale. When the time comes for any Member of the Association to sell, a First Right of Refusal shall be extended to the Association to act upon such a bona fide offer in writing within a fourteen (14) day period from the date of submission thereof.

IN WITNESS WHEREOF, the said Declarant has caused this instrument to be executed
this ____ day of January 2026.

GROUND UP DEVELOPMENT OF MO, LLC,
a Missouri limited liability company

By: _____

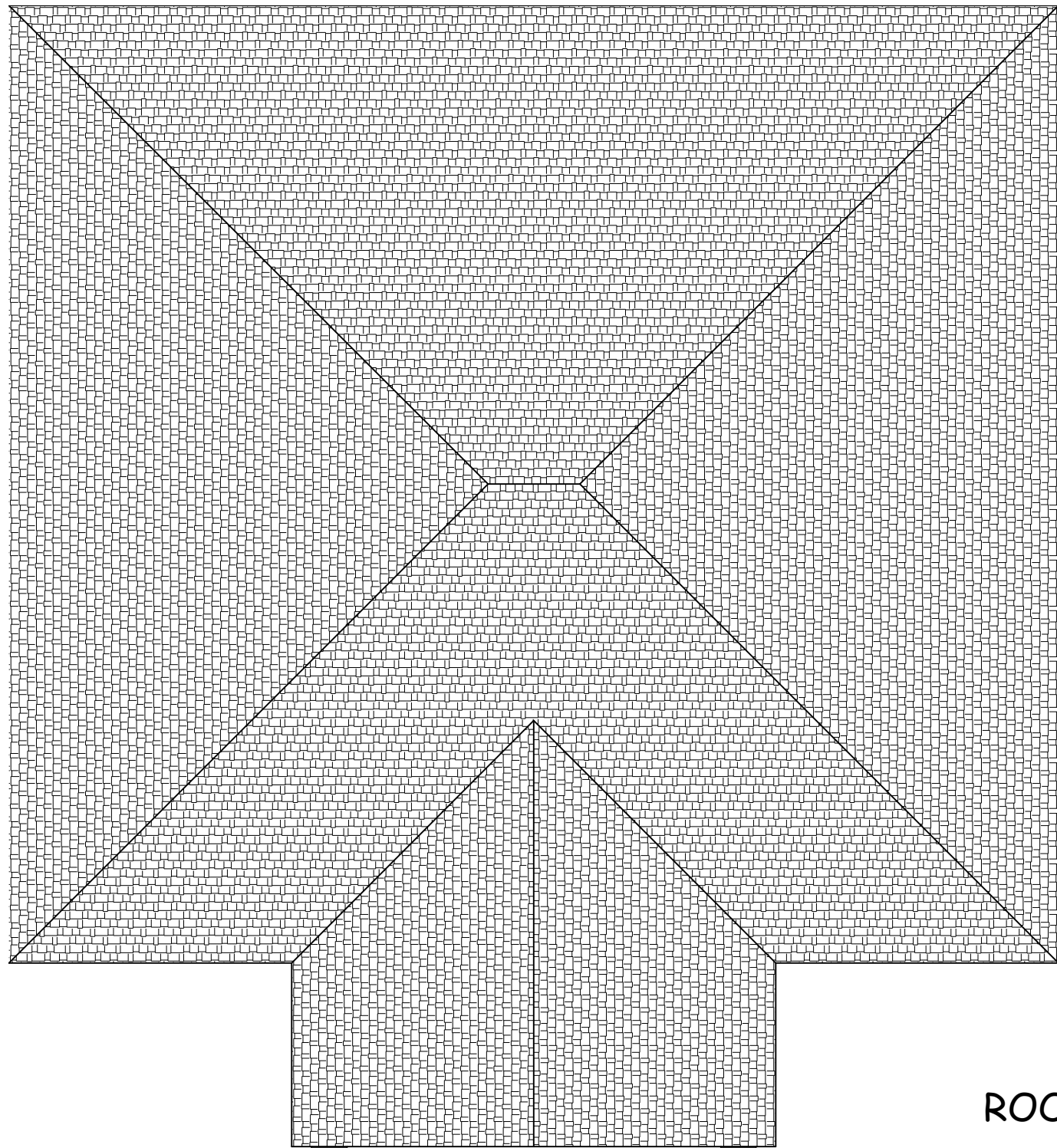
Name: _____

Title: _____

EXHIBIT A
LEGAL DESCRIPTION

A part of the Southeast Quarter of Section 20, Township 50 North, Range 31 West, Independence, Jackson County, Missouri, described as follows:

Beginning at the Northeast corner of Lot 160, ELM GROVE 6TH PLAT, a subdivision of record; thence S 81°47'24"E, along the South line of SALEM EAST, a subdivision of record, for 45.95 feet; thence N 86°40'36"E along said South line for 247.75 feet; thence N 62°34'06"E along said South line for 272.30 feet to the Southeast corner of Lot 183, SALEM EAST; thence S 38°05'23"E, along the right of way line of Salem Drive (80'r/w), for 459.89 feet to the Northeast corner of Lot 1, CORRECTED PLAT - SALEM JUNCTION, a subdivision of record; thence S 51°53'36"W along said Lot 1 for 185.77 feet; thence S 38°05'23"E along said Lot 1 for 150.08 feet; thence S 51°53'36"W along the Northerly right of way line U.S. Highway Route 24 for 209.89 feet to the Northerly right of way line of Old Lexington Road (61'r/w); thence S 78°39'31"W along said Northerly line for 459.00 feet; thence N 81°56'42"W along said Northerly line for 178.49 feet to the East line of ELM GROVE-6TH PLAT; thence N 2°22'58"E along said East line for 131.53 feet; thence N 8°49'09"W along said East line for 164.36 feet; thence N 6°48'19"E along said East line for 153.73 feet; thence N 16°33'42"E along said East line for 81.95 feet; thence N 2°22'58"E along said East line for 131.34 feet to the Point of Beginning.

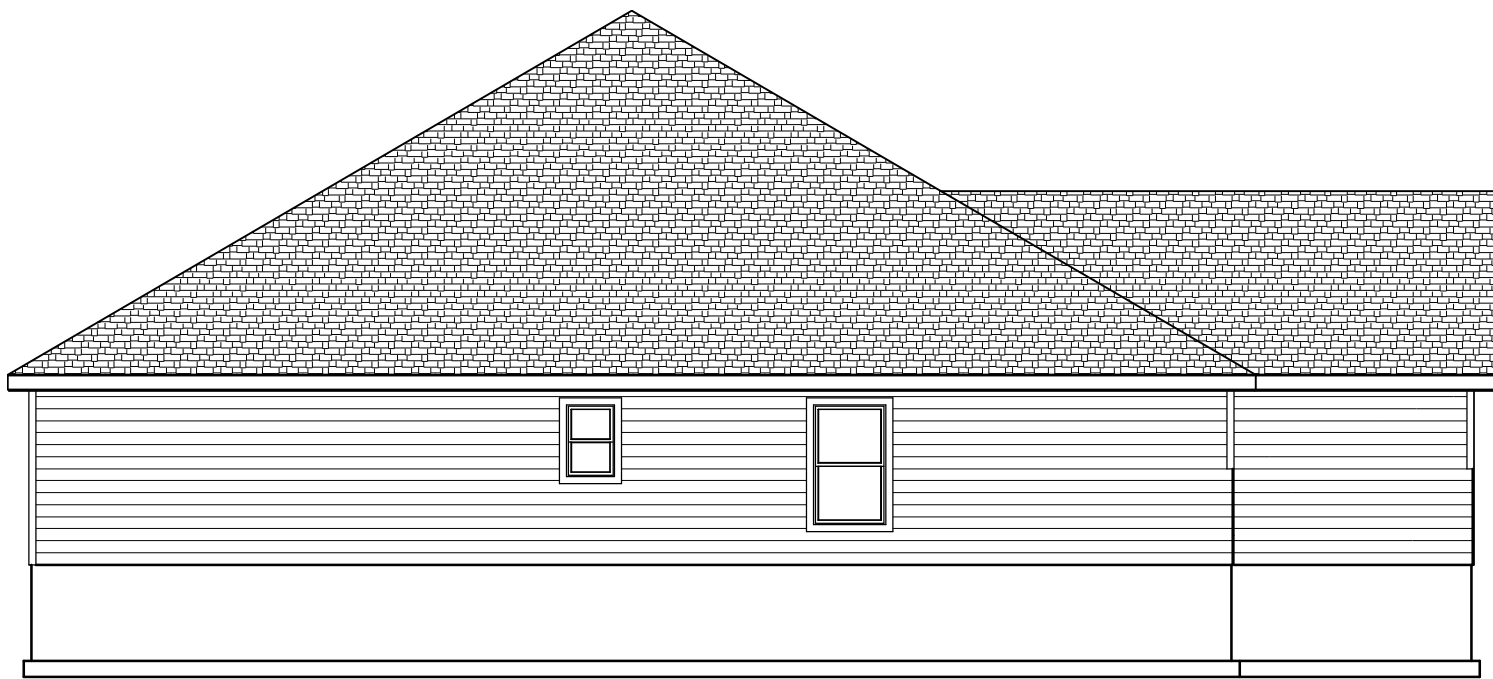


ROOF PITCHES 7/12 TYP.

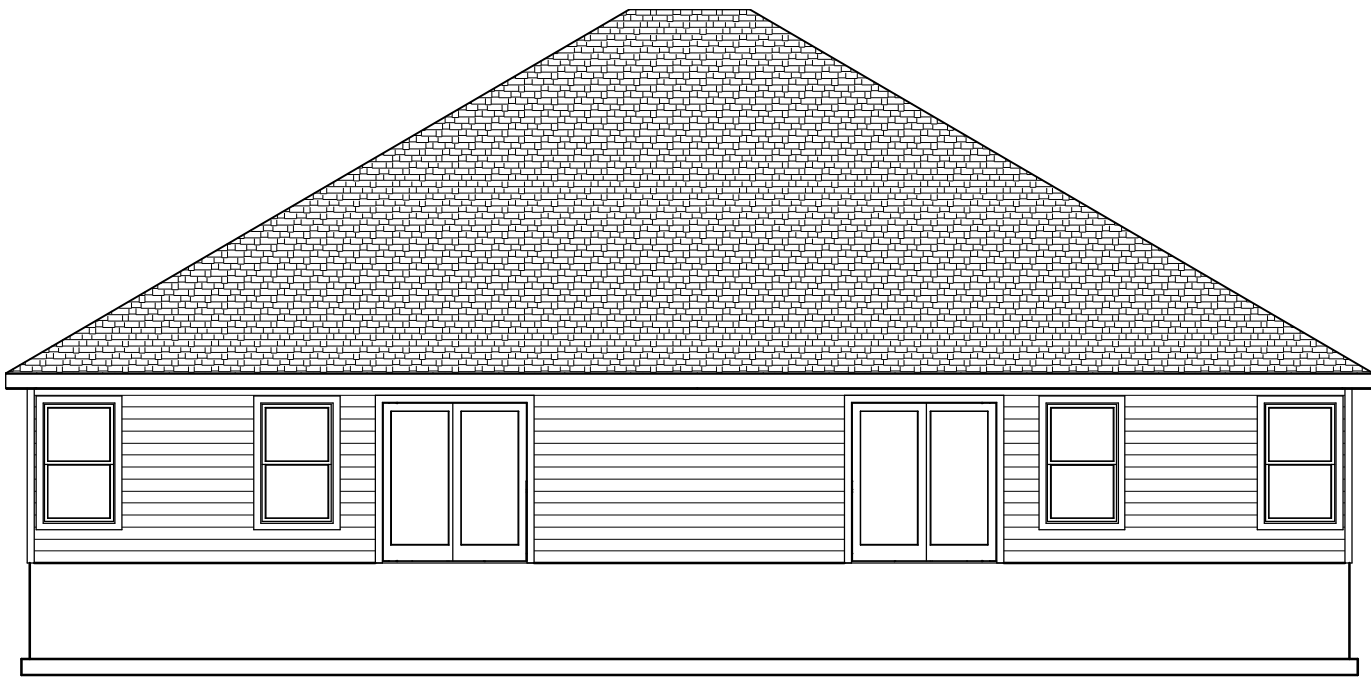
ROOF PLAN 1/8" = 1-0
RAFTERS 2 X 6 DF NO 2 @ 16" OC
HIPS AND RIDGES 2 X 8 DF NO 2



FRONT EL.
VINYL AND STONE

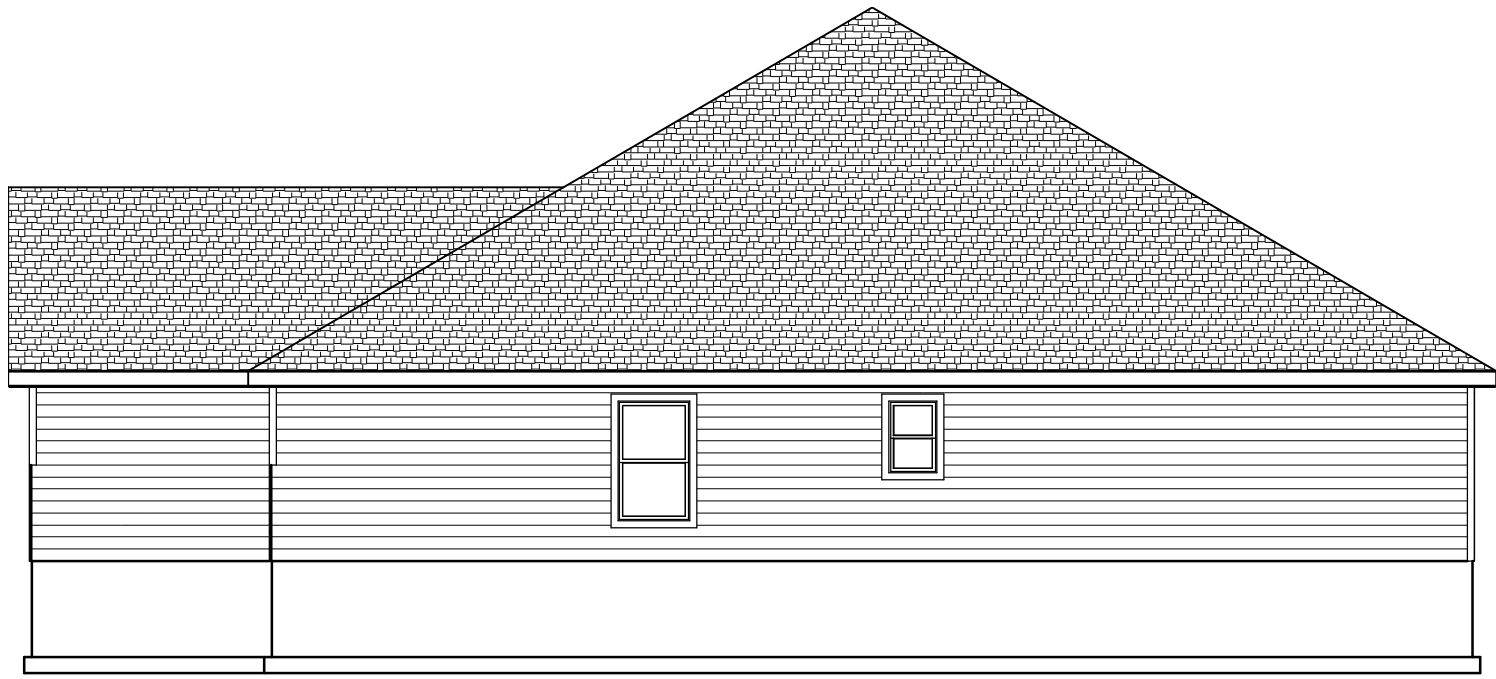


LEFT ELEV.
1/8" = 1-0



REAR ELEV.
1/8" = 1-0

3 SIDES VINYL SIDING



RIGHT ELEV.
1/8" = 1-0

BUILD IN ACCORDANCE WITH 2018
INTERNATIONAL RESIDENTIAL
CODE AND LOCAL CODES.

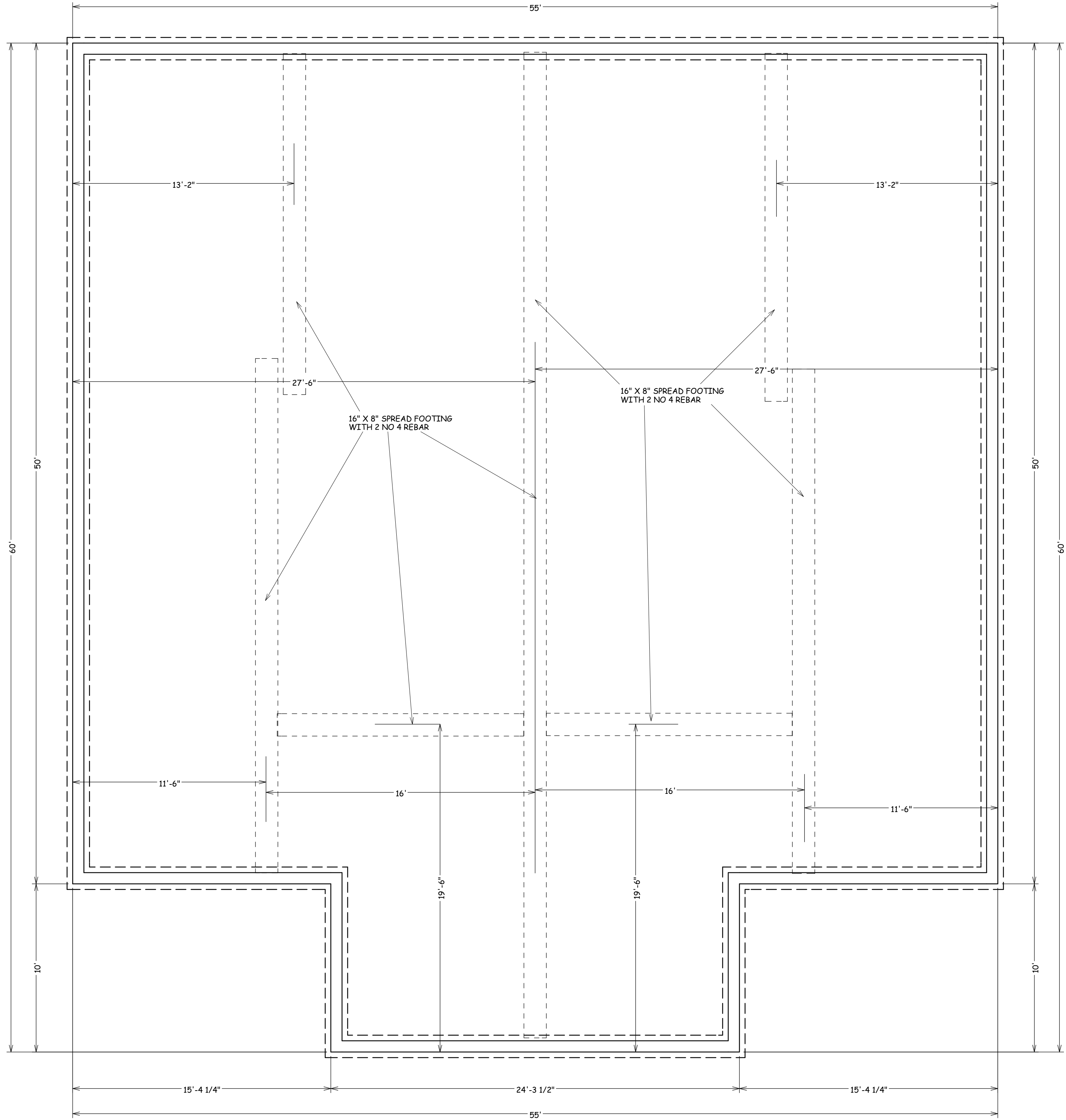
MCBEE HOMES
RANCH DUPLEX

SCALE
1/4" = 1-0

DATE
1-30-24

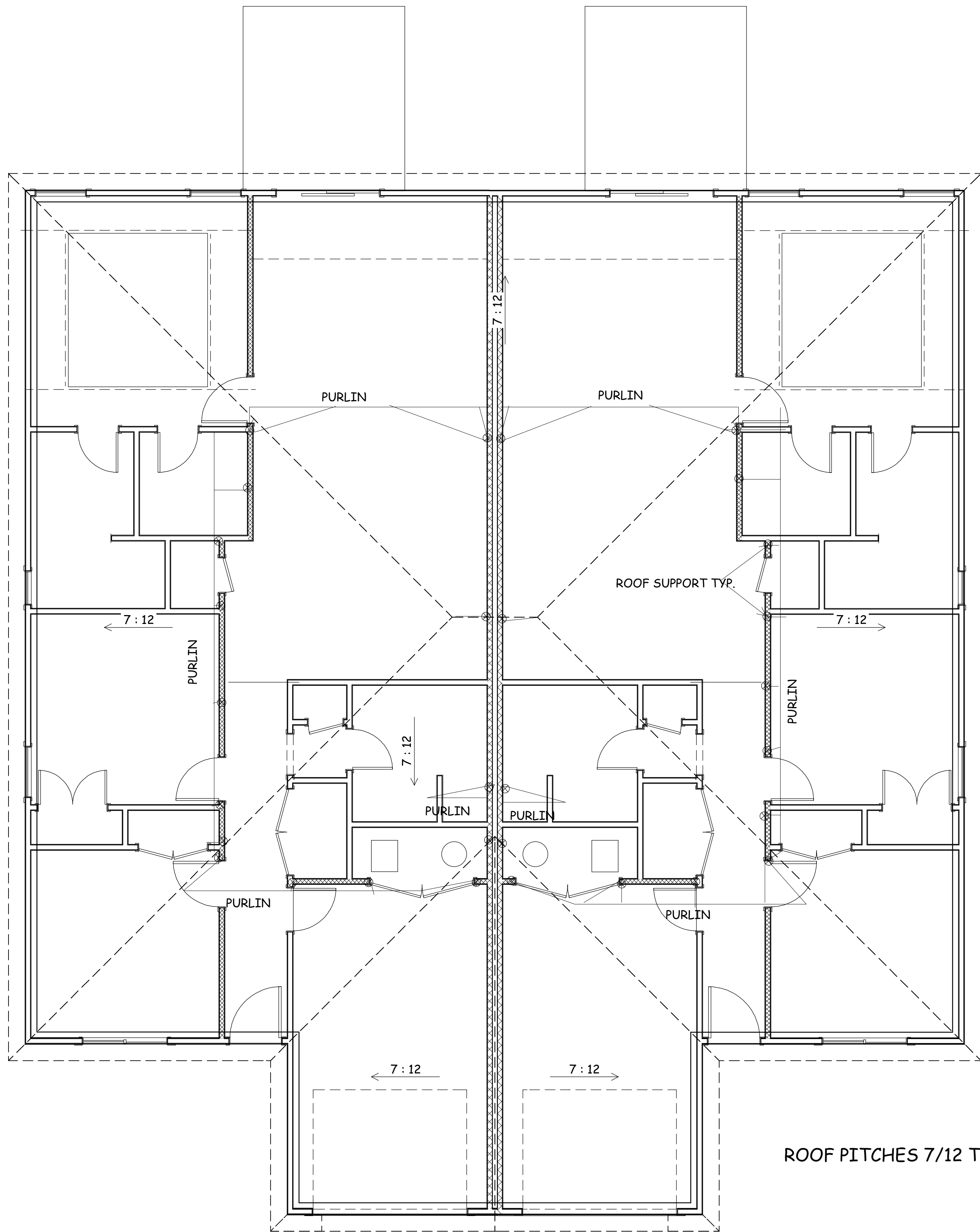
PLAN NO.
3880

SHEET NO.
1 OF 5



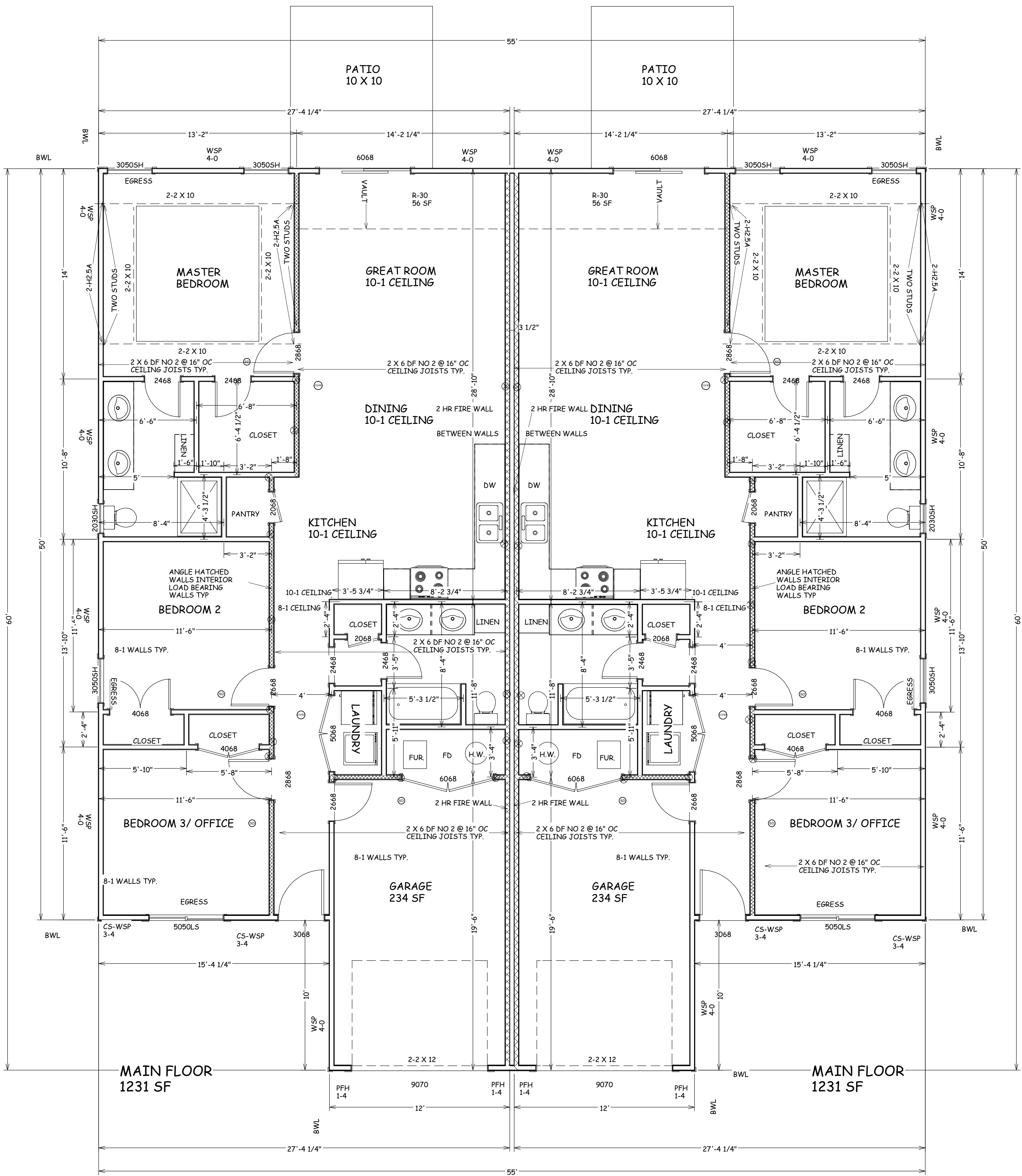
FOUNDATION PLAN

BUILD IN ACCORDANCE WITH 2018 INTERNATIONAL RESIDENTIAL CODE AND LOCAL CODES.	MCBEE HOMES RANCH DUPLEX	SCALE 1/4" = 1-0	DATE 1-30-24	PLAN NO. 3880	SHEET NO. 2 OF 5
--	---	---------------------------------	-----------------------------	-----------------------------------	--------------------------------------



ROOF PITCHES 7/12 TYP.

PURLIN PLAN
RAFTERS 2 X 6 DF NO 2 @ 16" OC
HIPS AND RIDGES 2 X 8 DF NO 2
RAFTER MAX. SPAN BETWEEN SUPPORTS 14-4



BUILD IN ACCORDANCE WITH 2018
INTERNATIONAL RESIDENTIAL
CODE AND LOCAL CODES.

MCBEE HOMES
RANCH DUPLEX

SCALE
1/4" = 1-0

DATE
1-30-24

PLAN NO.

3880

SHEET NO.

3 OF 5

ENERGY CONSERVATION CODE
THE FOLLOWING VALUES ARE NEEDED.

R-15 IN WALLS

R-49 IN ATTICS

R-38 IN VAULTS
R-30 REDUCTION FOR VAULTS IS ONLY FOR 500 SF
PF AREA

R-19 IN FLOORS OVER UNCONDITIONED SPACES

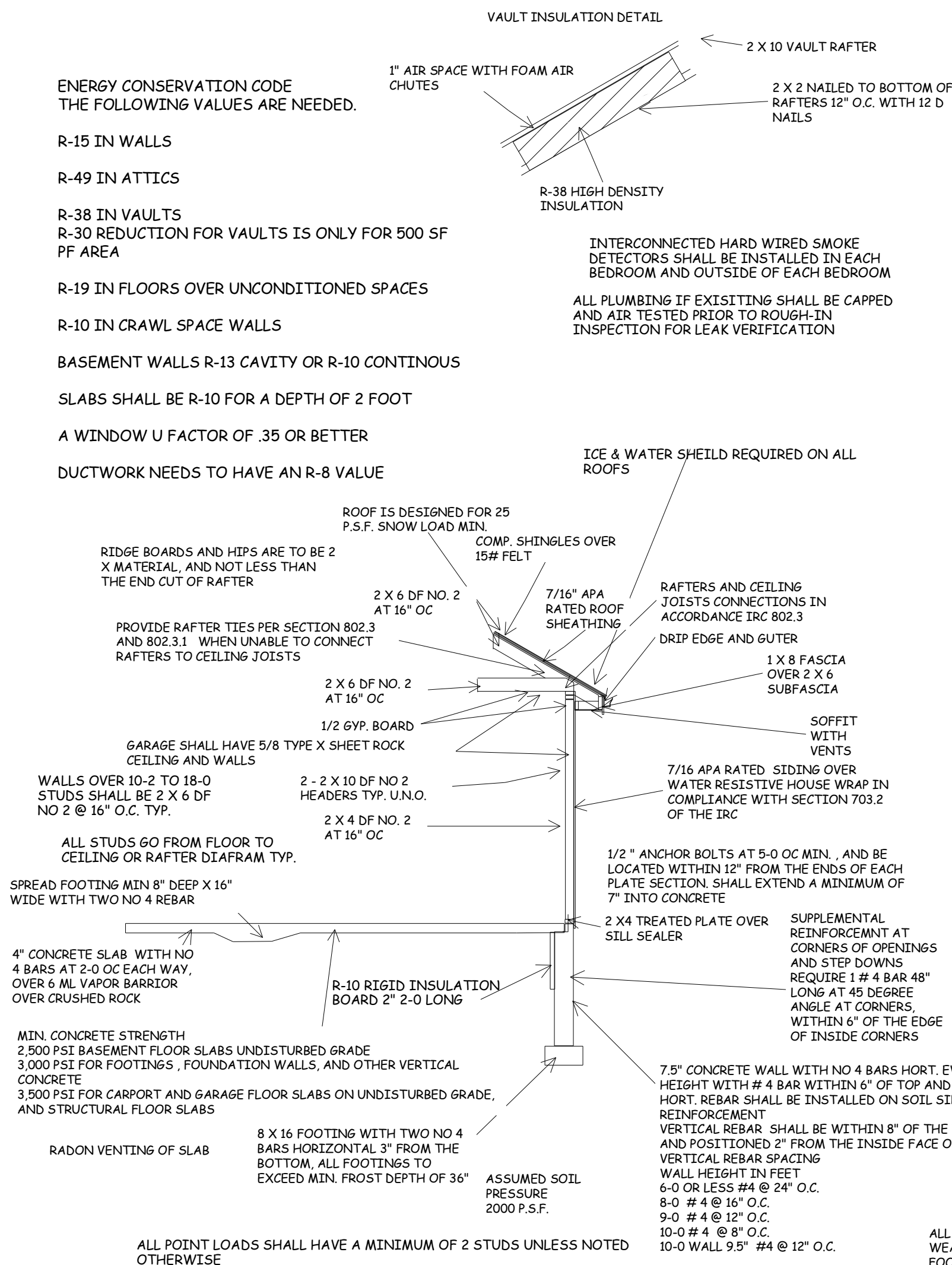
R-10 IN CRAWL SPACE WALLS

BASEMENT WALLS R-13 CAVITY OR R-10 CONTINUOUS

SLABS SHALL BE R-10 FOR A DEPTH OF 2 FOOT

A WINDOW U FACTOR OF .35 OR BETTER

DUCTWORK NEEDS TO HAVE AN R-8 VALUE



TYPICAL WALL SECTION

WINDOW EGRESS REQUIREMENTS

WINDOW SAFETY GLAZING PER 308

SAFETY GLAZING REQUIRED ALONG WALKING SURFACES AND STAIRS LOCATED WITHIN 36 INCHES HORIZONTALLY OF THE STEPS. SAFETY GLAZING REQUIRED IF EXPOSED SINGLE PANEL IS IN EXCESS OF 9 SQUARE FEET OR THE BOTTOM EDGE OF THE GLAZING IS LESS THAN 18 INCHES ABOVE THE FINISHED FLOOR.

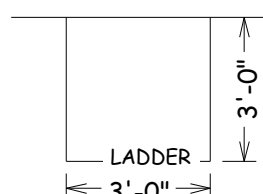
SAFETY GLAZING REQUIRED WHERE THE NEAREST EXPOSED EDGE OF THE GLAZING IS WITHIN 24 INCHES OF EITHER VERTICAL EDGE OF THE DOOR IN A CLOSED POSITION AND WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 60 INCHES ABOVE A WALKING SURFACE. SAFETY OR TEMPERED GLAZING IS REQUIRED.

WINDOWS ARE TO HAVE FALL PROTECTION PER IRC 312.2

THE FIRE- RESISTANCE - RATED WALL OR ASSEMBLY SEPARATING TOWN HOMES UNITS SHALL BE CONTINUOUS FROM THE FOUNDATION TO THE UNDERSIDE OF THE ROOF SHEATHING, DECK OR SLAB. THE FIRE RESISTANCE RATING SHALL EXTEND THE FULL LENGTH OF THE WALL OR ASSEMBLY, INCLUDING WALL EXTENSIONS THROUH6 AND SEPERATING ATTACHED ENCLOSED ACCESSORY STRUCTURES

PIER PADS

TYP. U.N.O. 3-0 X 3-0 X 12" PIER PADS MIN. WITH # 4 REBAR, 6 EACH WAY

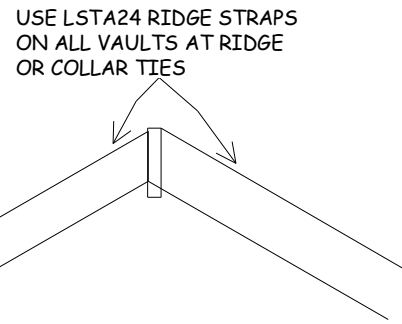


EGRESS WINDOW WELL AS NEEDED PER SECTION 308 MIN 3-0 X 3-0 WITH LADDER

STUDS OVER 10-0 SHALL HAVE BLOCKING ALONG WALL MAX OF 6-0 O.C.

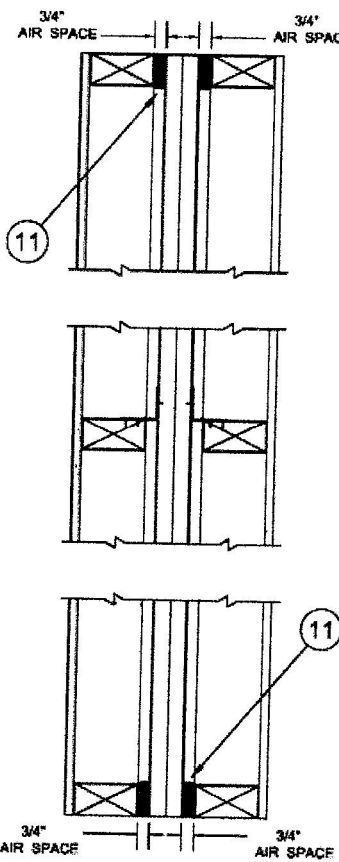
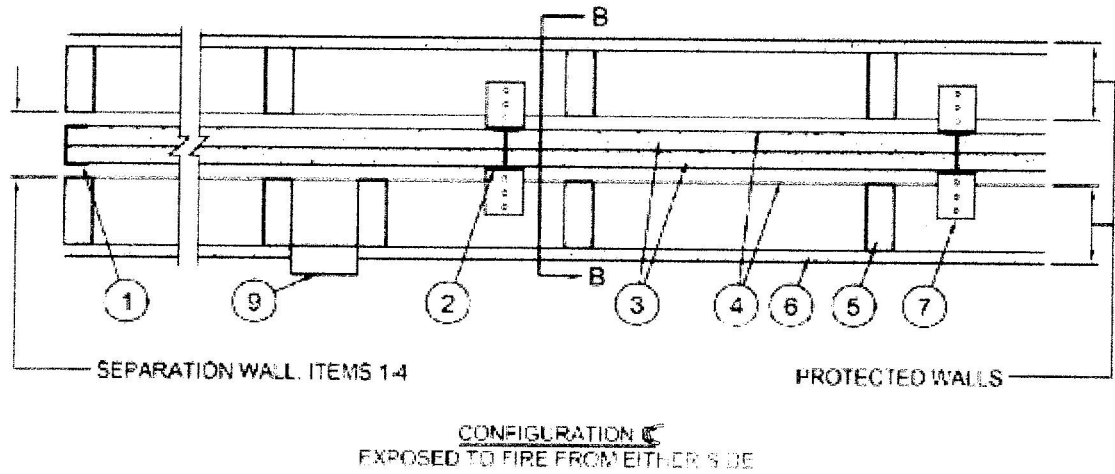
OVERHEAD GARAGE DOORS MUST MEET DASHA 115 MPH OR IRC 2018 REQUIREMENTS

TYP VAULT WITH STRAPS



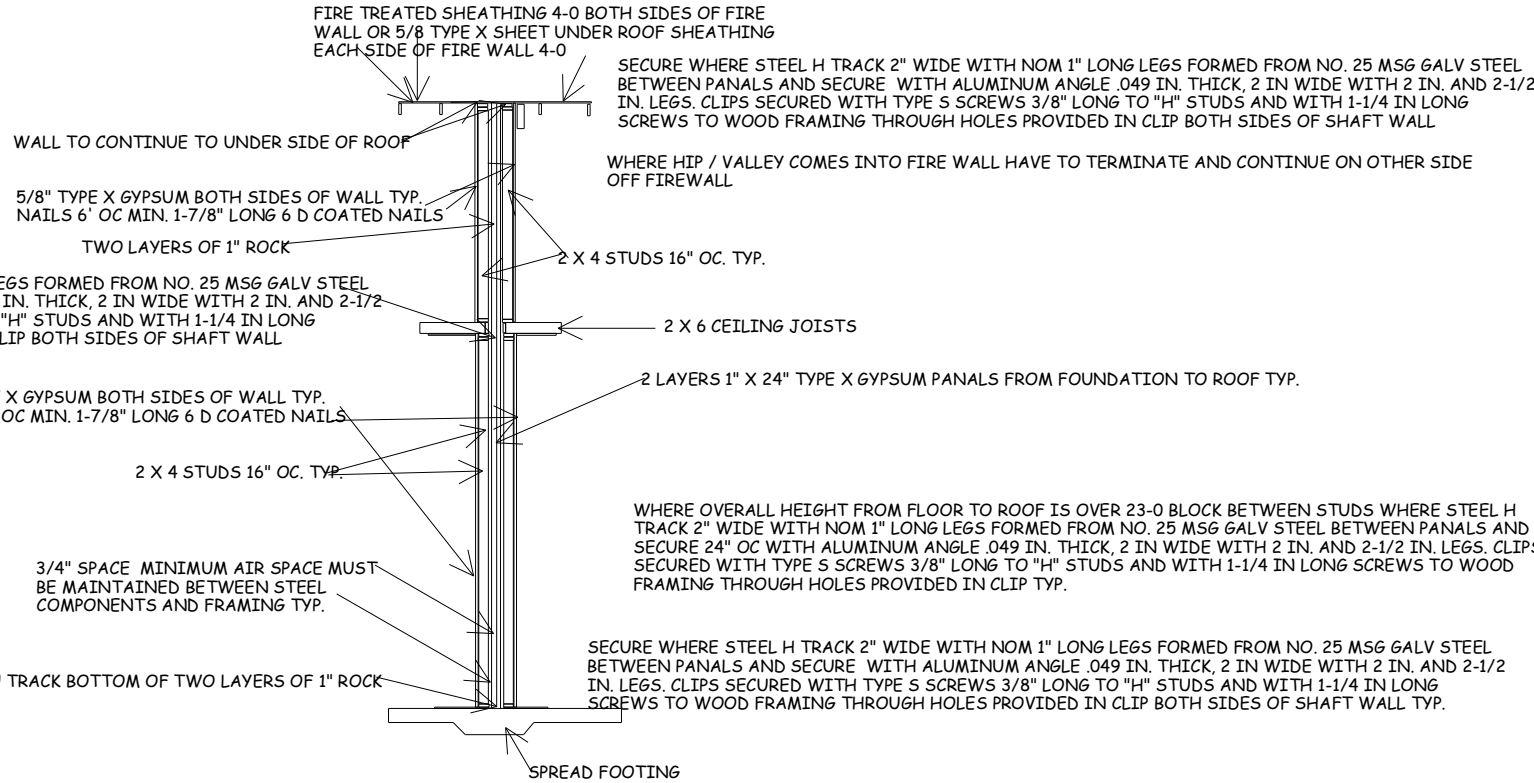
UL Product iQ™

BXUV.U347



SECTION B1-B1

NO BEAMS OR JOISTS RUN THRU FIRE WALL EACH UNIT IS INDEPENDENT OF EACH OTHER STRUCTURALLY



PARTY WALLS BETWEEN UNITS 2 HOUR FIRE WALL U347 CONFIGURATION B

SEPARATION WALL: (Non-bearing, Max Height - 66 ft - see Item 6)

1. **Steel Track** — Floor, sidewall or top wall track. Nom 2 in. wide channel shaped with nom 1 in. long legs, formed from No. 25 MSG galv steel, secured with suitable fasteners spaced 24 in. OC.

2. **Steel Studs** — "H" shaped studs formed from No. 25 MSG galv steel having an overall depth of approximately 2 in. and flange width 1-3/8 in.

3. **Gypsum Board*** — Two layers of 1 in. thick gypsum wallboard liner panels, supplied in nom 24 in. widths. Vertical edges of panels friction fit into "H" shaped studs.
NATIONAL GYPSUM CO — Types FSW, FSW-B, FSW-7, FSW-9

PROTECTED WALL: (Bearing or Nonbearing Wall, as indicated in Items 4, 4A and 4B. When Bearing, Load Restricted for Canadian Applications — See Guide BXUVZ.)

4. **Air Space** — Minimum 3/4-in. air space.

5. **Wood Studs** — For Bearing or Nonbearing Wall Rating — Nom 2 by 4 in. max spacing 24 in. OC. Studs cross braced at mid-height where necessary for clip attachment. Min 3/4 in. separation between wood framing and fire separation wall. Finish rating evaluated for wood studs only.

6. **Gypsum Board*** — As an alternate to Item 6 - Min 5/8 in. thick, min. 6 in. wide batten strips, applied on both sides of Steel Studs (Item 2) and horizontal back to back Steel Track (Item 1). Min. 5/8 in. thick, min. 3 in. wide batten strips applied on both sides of single Steel Track (Item 1) at perimeter of assembly. Batten strips secured to studs with 1-1/4 in. long Type S steel screws spaced 12 in. OC. Batten joints shall be butted tight to form a closed joint. As an option, entire sheet of gypsum board may be used in lieu of the battens. Clip placement as in Item 7, 7A, 7B, or 7C.
NATIONAL GYPSUM CO — Type FSW-3, FSW, FSW-6.

9. **Non-Bearing Wall Partition Intersection** — (Optional) Wall system consisting of nominal 2 by 4 in. stud or nominal 2 by 6 in. stud. Maximum one non-bearing wall partition intersection per stud cavity.

11. **Caulking and Sealants*** — (Optional - Intended for use as an air barrier - Not evaluated as fireblocking) - A bead of sealant applied around the partition perimeter in the 3/4 in. air space between wood framing (Item 5) and shaftliner panels (Item 3) to create an air barrier.
DUPONT DE NEMOURS, INC. — Great Stuff Gaps & Cracks, Great Stuff Pro Gaps & Cracks, Great Stuff Pro Window & Door

ICP ADHESIVES & SEALANTS INC — Handi-Foam Fireblock, Handi-Foam Fireblock West, and Fast Foam Fireblock

BUILD IN ACCORDANCE WITH 2018
INTERNATIONAL RESIDENTIAL
CODE AND LOCAL CODES.

MCBEE HOMES
RANCH DUPLEX

SCALE
1/4" = 1'-0

DATE
1-30-24

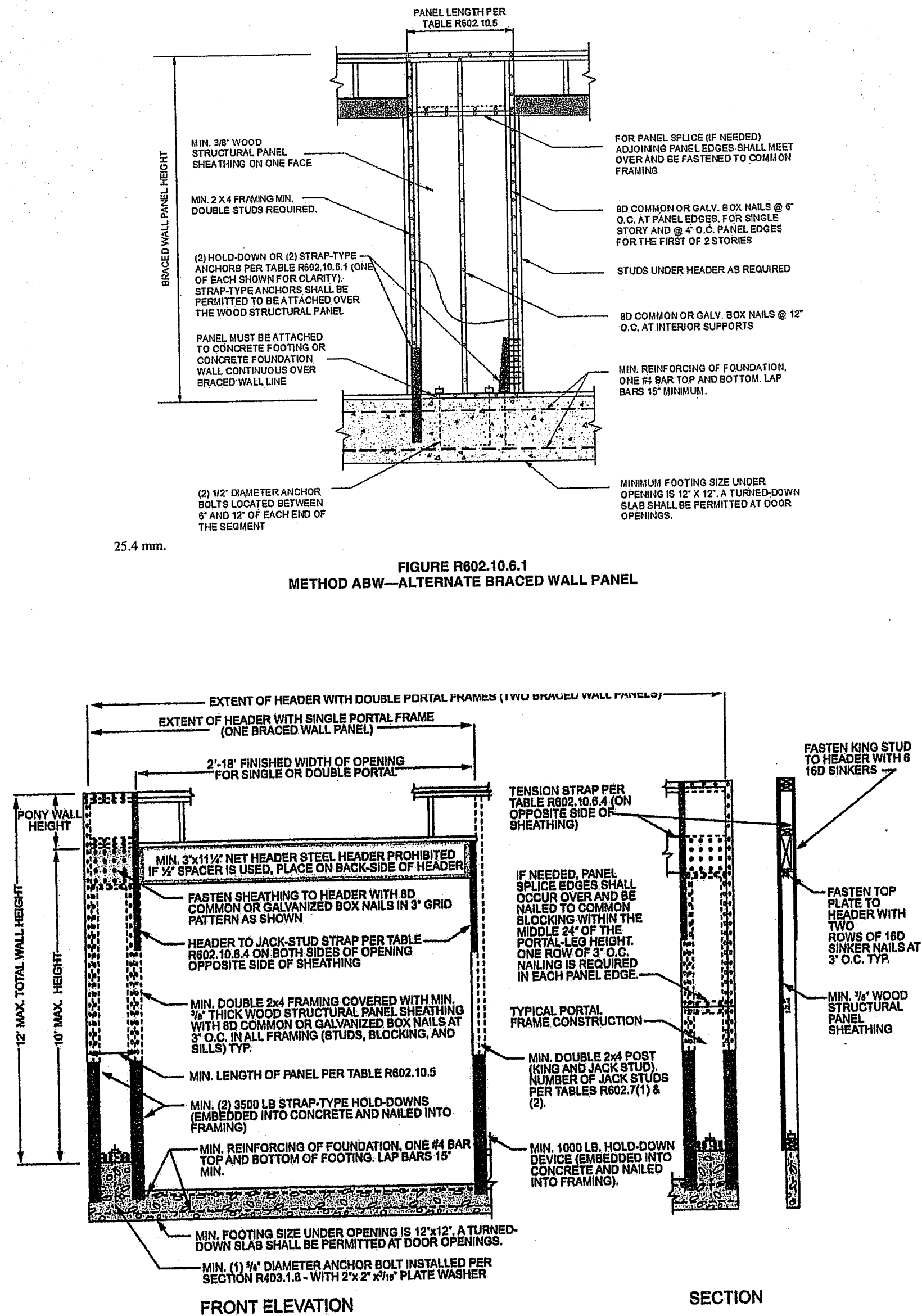
PLAN NO.

3880

SHEET NO.

4 OF 5

EXPOSURE CATEGORY B 35-FOOT MEAN ROOF HEIGHT 15-FOOT WALL HEIGHT 2 BRACED WALL LINES		MINIMUM TOTAL LENGTH (FEET) OF BRACED WALL PANELS REQUIRED ALONG EACH BRACED WALL LINE ^a				
Ultimate Design Wind Speed (mph)	Story Location	Method LIB ^b	Method GB	Methods DWB, WSP, SFB, PFB, PCP, WSP, BV-WSP, ABW, PFB, PFC, CS-SFB	Methods CS-WSP, CS-PF	Methods CS-WSP, CS-PF
≤ 115		10	3.5	3.5	2.0	2.0
		20	6.5	6.5	3.5	3.5
		30	9.5	9.5	5.5	4.5
		40	12.5	12.5	7.0	6.0
		50	15.0	15.0	9.0	7.5
		60	18.0	18.0	10.5	9.0
		10	7.0	7.0	4.0	3.5
		20	12.5	12.5	7.5	6.5
		30	18.0	18.0	10.5	9.0
		40	23.5	23.5	13.5	11.5
		50	29.0	29.0	16.5	14.0
		60	34.5	34.5	20.0	17.0
		10	NP	10.0	6.0	5.0
		20	NP	18.5	11.0	9.0
		30	NP	27.0	15.5	13.0
		40	NP	35.0	20.0	17.0
		50	NP	43.0	24.5	21.0
		60	NP	51.0	29.0	25.0



4 mm, 1 foot = 304.8 mm.

FIGURE R602.10.6.2
METHOD PFH—PORTAL FRAME WITH HOLD-DOWNS

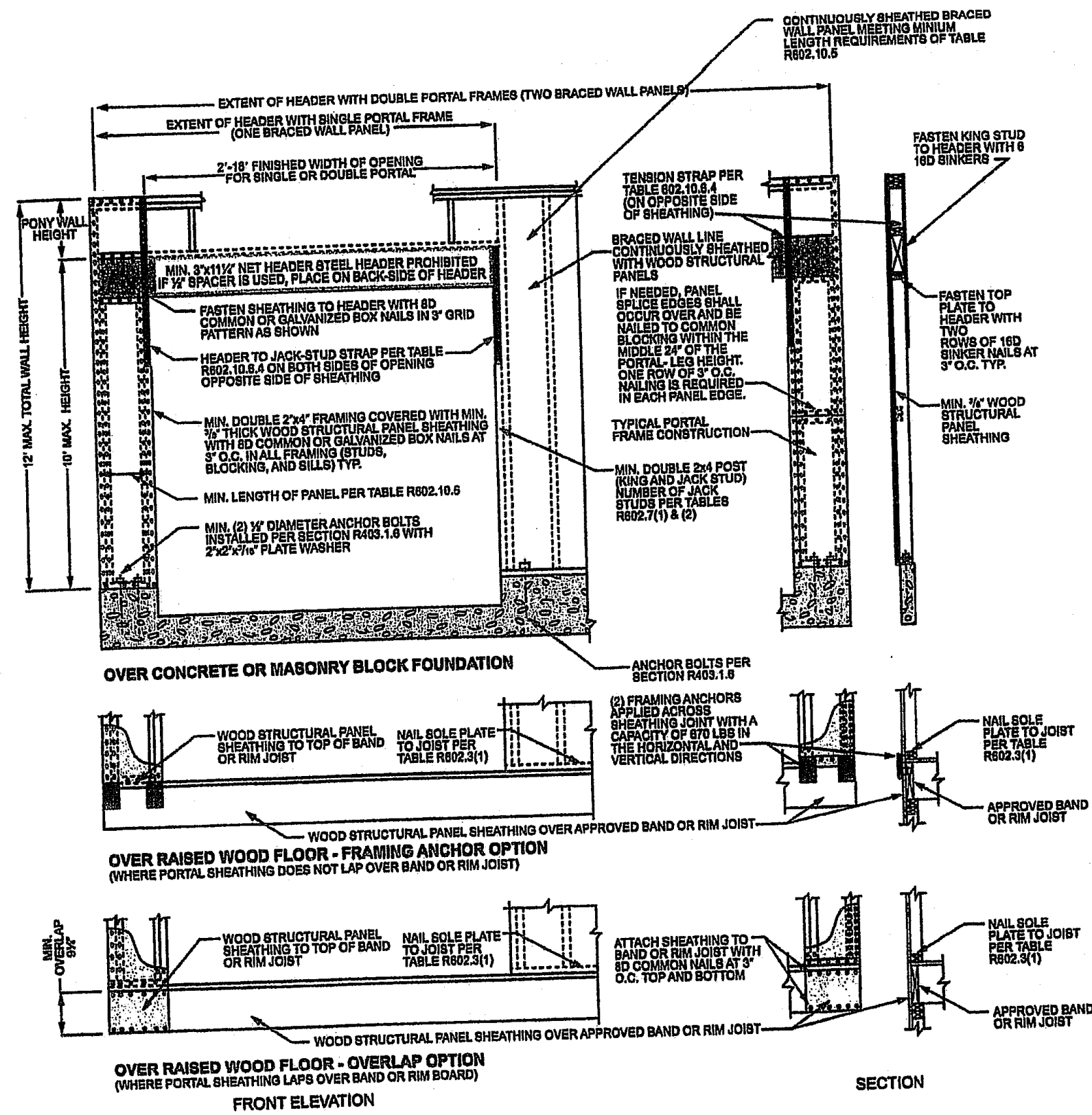
METHODS, MATERIAL	MINIMUM THICKNESS	FIGURE	CONNECTION CRITERIA ^a
LIB Let-in bracing	1 x 4 wood or approved metal straps at 45° to 60° angles for maximum 16" stud spacing		Fasteners: Wood: 2-8d common nails or 3-8d (2 1/2" long x 0.113" dia.) nails Metal strap: per manufacturer Spacing: Wood: per stud and top and bottom plates Metal: per manufacturer
DWB Diagonal wood boards	1/2" (1" nominal) for maximum 24" stud spacing		Fasteners: 2-8d (2 1/2" long x 0.113" dia.) nails or 2 - 1 1/2" long staples Spacing: Per stud
WSP Wood structural panel (See Section R604)	1/2"		Fasteners: Exterior sheathing per Table R602.3(3) Interior sheathing per Table R602.3(1) or R602.3(2) Spacing: 6" edges 12" field Varies by fastener
BV-WSP Wood structural panels with stone or masonry veneer (See Section R602.10.6.5)	1/2"	See Figure R602.10.6.5	Fasteners: 8d common (2 1/2" x 0.131" dia.) nails Spacing: 4" at panel edges 12" at intermediate supports 4" at braced wall end posts
SFB Structural fiberboard sheathing	1/2" or 3/8" for maximum 16" stud spacing		Fasteners: 1 1/2" long x 0.12" dia. (for 1/2" thick sheathing) 1 1/2" long x 0.12" dia. (for 3/8" thick sheathing) galvanized roofing nails Spacing: 3" edges 6" field
GB Gypsum board	1/2"		Fasteners: Nails or screws per Table R602.3(1) for exterior locations Nails or screws per Table R702.3.5 for interior locations Spacing: For all braced wall panel locations: 7" edges (including top and bottom plates) 7" field
PBS Particleboard sheathing (See Section R605)	1/2" or 1/4" for maximum 16" stud spacing		Fasteners: For 1/2" = 6d common (2" long x 0.113" dia.) nails For 1/4" = 8d common (2 1/2" long x 0.131" dia.) nails Spacing: 3" edges 6" field
PCP Portland cement plaster	See Section R703.7 for maximum 16" stud spacing		Fasteners: 1 1/2" long, 11 gage, 1/8" dia. head nails or 1/2" long, 16 gage staples Spacing: 6" o.c. on all framing members
HPS Hardboard panel siding	1/2" for maximum 16" stud spacing		Fasteners: 0.092" dia., 0.225" dia. head nails with length to accommodate 1 1/2" penetration into studs Spacing: 4" edges 8" field
ABW Alternate braced wall	1/2"		See Section R602.10.6.1

METHOD (See Table R602.10.4)	MINIMUM LENGTH ^a (inches)					CONTRIBUTING LENGTH (inches)
	8 feet	9 feet	10 feet	11 feet	12 feet	
DWB, WSP, SFB, PFB, PCP, HPS, BV-WSP	48	48	48	53	58	Actual ^b
GB	48	48	48	53	58	Double sided = Actual Single sided = 0.5 x Actual
LIB	55	62	69	NP	NP	Actual ^b
ABW	SDC A, B and C, ultimate design wind speed < 140 mph	28	32	34	38	42
	SDC D ₁ , D ₂ and D ₃ , ultimate design wind speed < 140 mph	32	32	34	NP	NP
CS-G	Adjacent clear opening height (inches)	24	27	30	33	36
	≤ 64	24	27	30	33	36
	68	26	27	30	33	36
	72	27	27	30	33	36
	76	30	29	30	33	36
	80	32	30	30	33	36
	84	35	32	32	33	36
	88	38	35	33	33	36
	92	43	37	35	35	36
	96	48	41	38	36	36
	100	—	44	40	38	38
	104	—	49	43	40	39
	108	—	54	46	43	41
	112	—	—	50	45	43
	116	—	—	55	48	45
	120	—	—	60	52	48
	124	—	—	—	56	51
	128	—	—	—	61	54
	132	—	—	—	66	58
	136	—	—	—	—	62
	140	—	—	—	—	65
	144	—	—	—	—	72
PORTAL FRAME CONSTRUCTION						
METHOD (See Table R602.10.4)	PORTAL FRAME HEIGHT					48
	8 feet	9 feet	10 feet	11 feet	12 feet	
PFH	Supporting roof only	16	16	16	Note c	Note c
	Supporting one story and roof	24	24	24	Note c	Note c
PFG		24	27	30	Note d	Note d
CS-PF	SDC A, B and C	16	18	20	Note e	Note e
	SDC D ₁ , D ₂ and D ₃	16	18	20	Note e	Note e

For SI: 1 inch = 25.4 mm, 1 foot = 304.8 mm, 1 mile per hour = 0.447 m/s.
NP = Not Permitted.
a. Linear interpolation shall be permitted.
b. Use the actual length where it is greater than or equal to the minimum length.
c. Maximum header height for PFH is 10 feet in accordance with Figure R602.10.6.2, but wall height shall be permitted to be increased to 12 feet with pony wall.
d. Maximum header height for PFG is 10 feet in accordance with Figure R602.10.6.3, but wall height shall be permitted to be increased to 12 feet with pony wall.
e. Maximum header height for CS-PF is 10 feet in accordance with Figure R602.10.6.4, but wall height shall be permitted to be increased to 12 feet with pony wall.

METHODS, MATERIAL	MINIMUM THICKNESS	FIGURE	CONNECTION CRITERIA ^a
PFH Portal frame with hold-downs	1/2"		See Section R602.10.6.2
PFG Portal frame at garage	1/2"		See Section R602.10.6.3
CS-WSP Continuously sheathed wood structural panel	1/2"		Exterior sheathing per Table R602.3(3) Interior sheathing per Table R602.3(1) or R602.3(2) Spacing: 6" edges 12" field Varies by fastener
CS-G ^b Continuously sheathed wood structural panel adjacent to garage openings	1/2"		See Method CS-WSP
CS-PF Continuously sheathed portal frame	1/2"		See Section R602.10.6.4
CS-SFB ^c Continuously sheathed structural fiberboard	1/2" or 3/8" for maximum 16" stud spacing		1 1/2" long x 0.12" dia. (for 1/2" thick sheathing) 1 1/2" long x 0.12" dia. (for 3/8" thick sheathing) galvanized roofing nails Spacing: 3" edges 6" field

For SI: 1 inch = 25.4 mm, 1 foot = 304.8 mm, 1 degree = 0.0175 rad, 1 pound per square foot = 47.8 N/m², 1 mile per hour = 0.447 m/s.
a. Adhesive attachment of wall sheathing, including Method GB, shall not be permitted in Seismic Design Categories C, D₁, D₂ and D₃.
b. Applies to panels next to garage door opening where supporting gable end wall or roof load only. Shall only be used on one wall of the garage. In Seismic Design Categories D₁, D₂ and D₃ roof covering dead load shall not exceed 3 psf.
c. Garage openings adjacent to a Method CS-G panel shall be provided with a header in accordance with Table R602.7(1). A full-height clear opening shall not be permitted adjacent to a Method CS-G panel.
d. Method CS-SFB does not apply in Seismic Design Categories D₁, D₂ and D₃.
e. Method applies to detached one- and two-family dwellings in Seismic Design Categories D₁ through D₃ only.



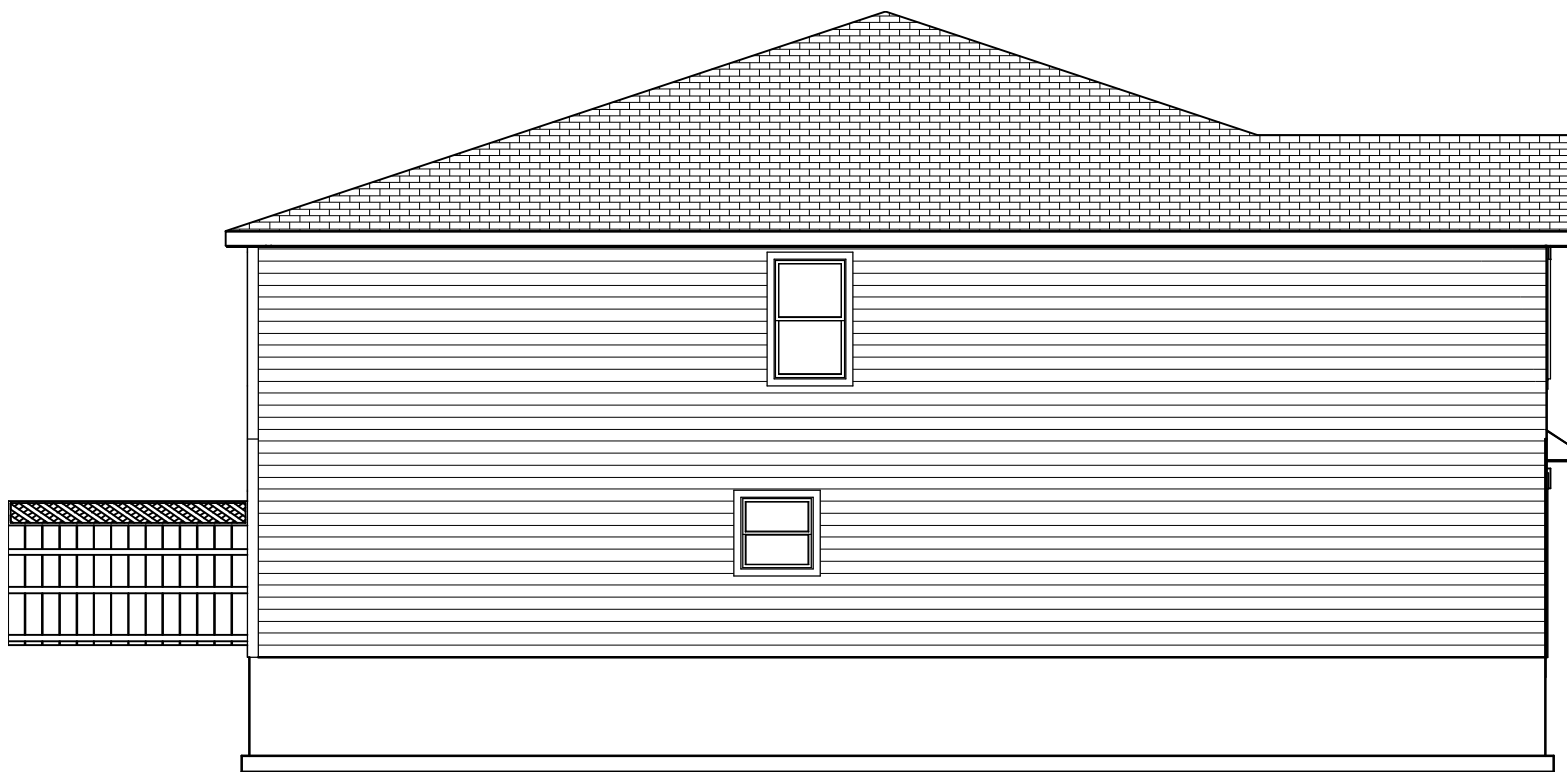
For SI: 1 inch = 25.4 mm, 1 foot = 304.8 mm.

FIGURE R602.10.6.4
METHOD CS-PF—CONTINUOUSLY SHEATHED PORTAL FRAME PANEL CONSTRUCTION

BRACE WALL DETAILS
WIND SPEED 115 MPH
WIND EXPOSURE A
SEISMIC DESIGN CATEGORY A



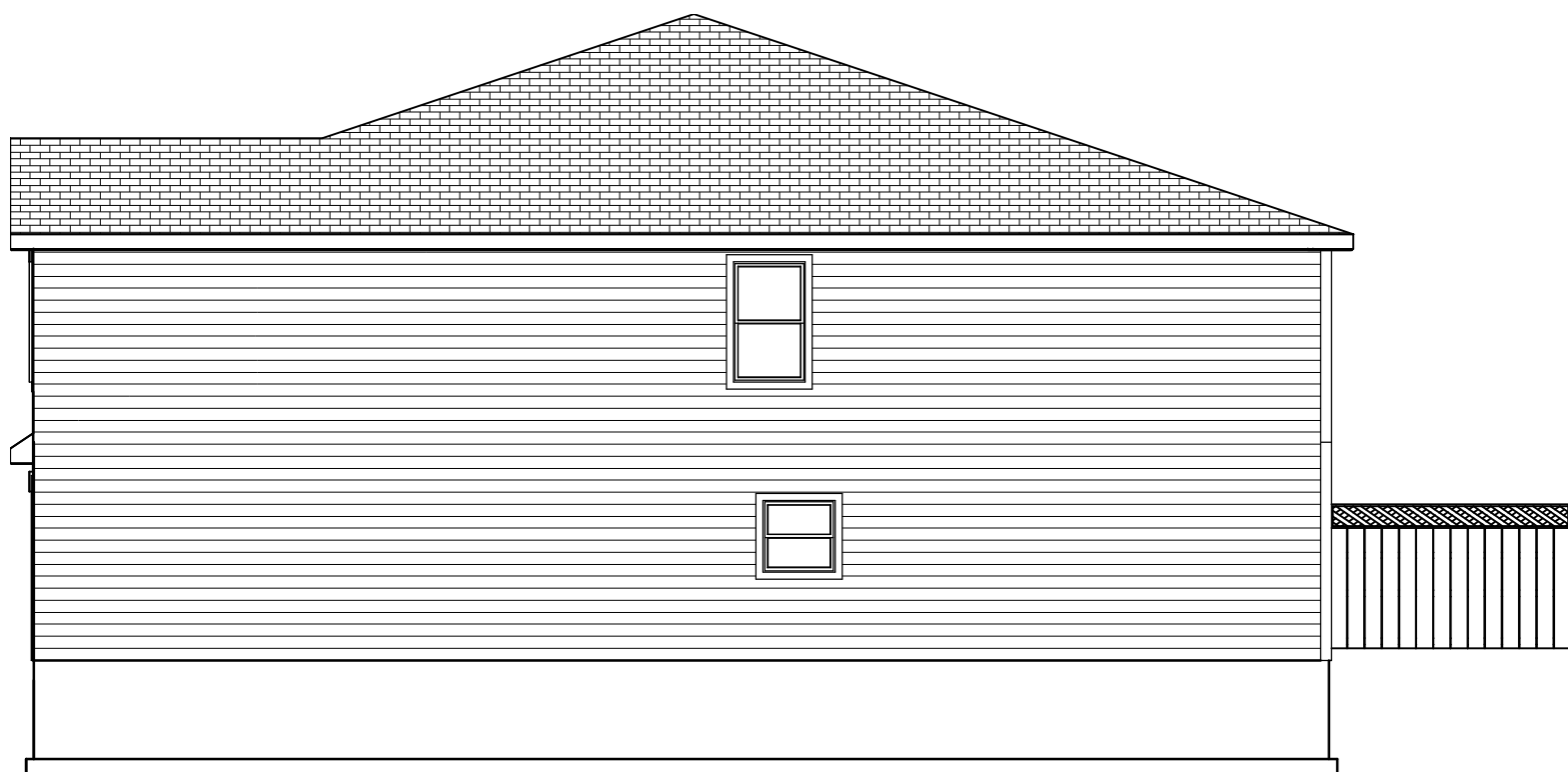
FRONT EL.
VINYL SIDING AND STONE



LEFT EL.
1/8" = 1'-0"



REAR EL.
1/8" = 1'-0"

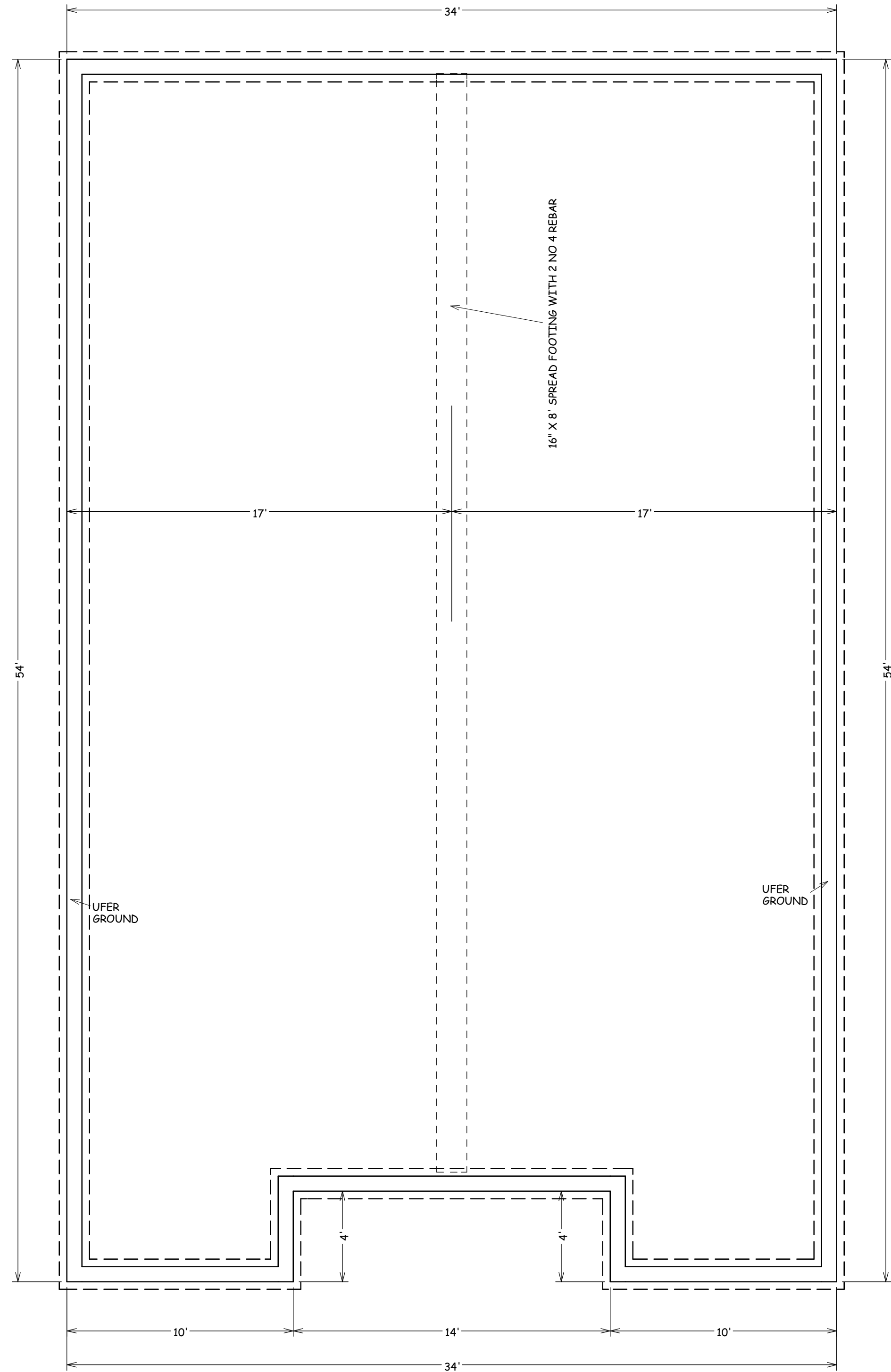


RIGHT EL.
1/8" = 1'-0"

RATED 4-0 FIRE RETARDANT TREATED
PLYWOOD MUST BE CONTINUED THRU
SOFFITS/ OVERHANGS AT FRONT AND REAR

3 SIDES VINYL SIDING

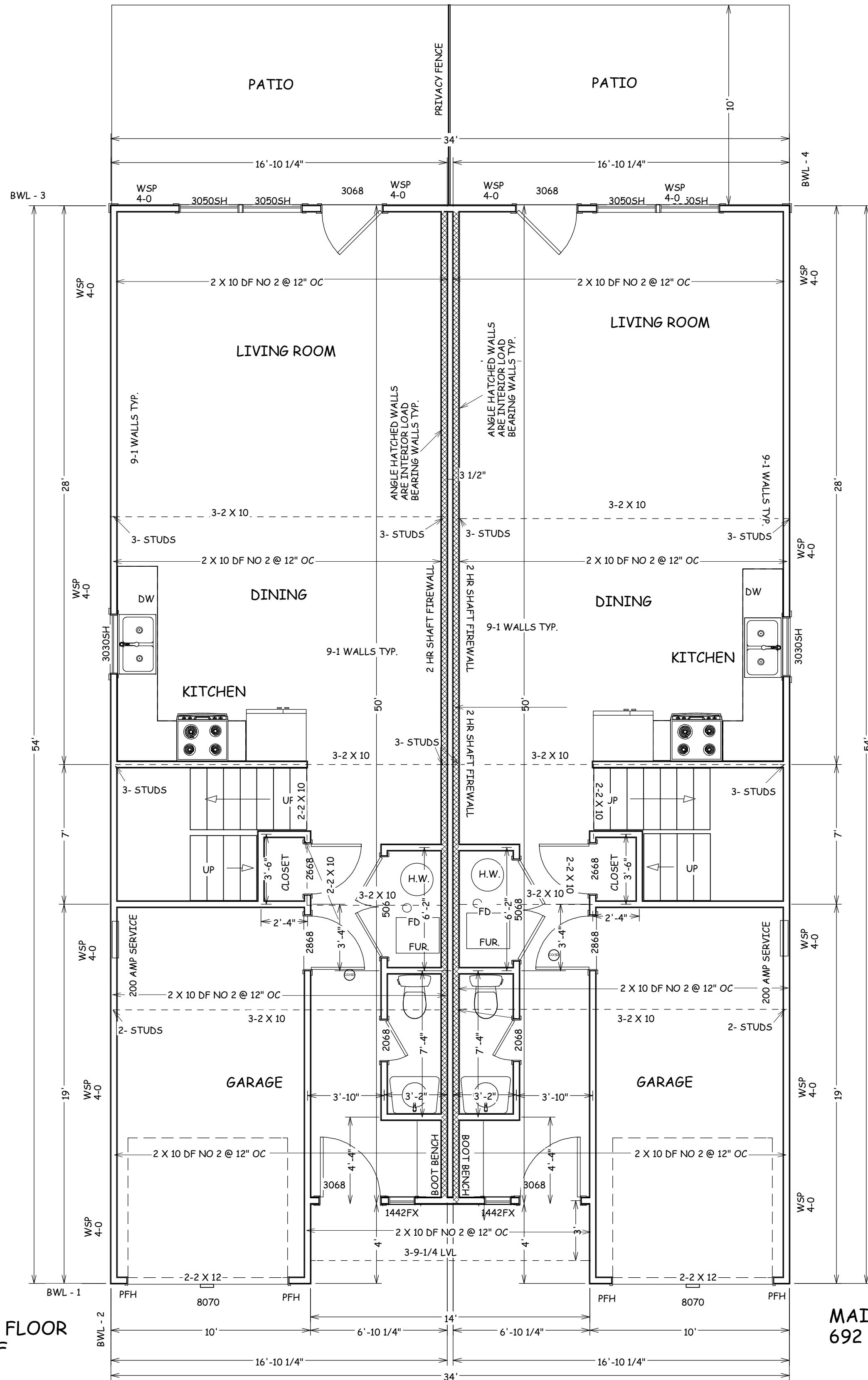
BUILT IN ACCORDANCE WITH 2018 INTERNATIONAL RESIDENTIAL CODE AND LOCAL CODES.	
MCBEE ACRES 2 STORY DUPLEX	
SCALE	1/4" = 1'-0
DATE	1-30-24
PLAN NO.	3874
SHEET NO.	1 OF 8



FOUNDATION PLAN

BUILD IN ACCORDANCE WITH 2018 INTERNATIONAL RESIDENTIAL CODE AND LOCAL CODES.	MCBEE ACRES 2 STORY DUPLEX	SCALE 1/4" = 1-0	DATE 1-30-24	PLAN NO. 3874	SHEET NO. 2 OF 8
--	-------------------------------	---------------------	-----------------	------------------	---------------------

MAIN FLOOR
692 SF



MAIN FLOOR
692 SF

BUILD IN ACCORDANCE WITH
2018 INTERNATIONAL
RESIDENTIAL CODE AND
LOCAL CODES.

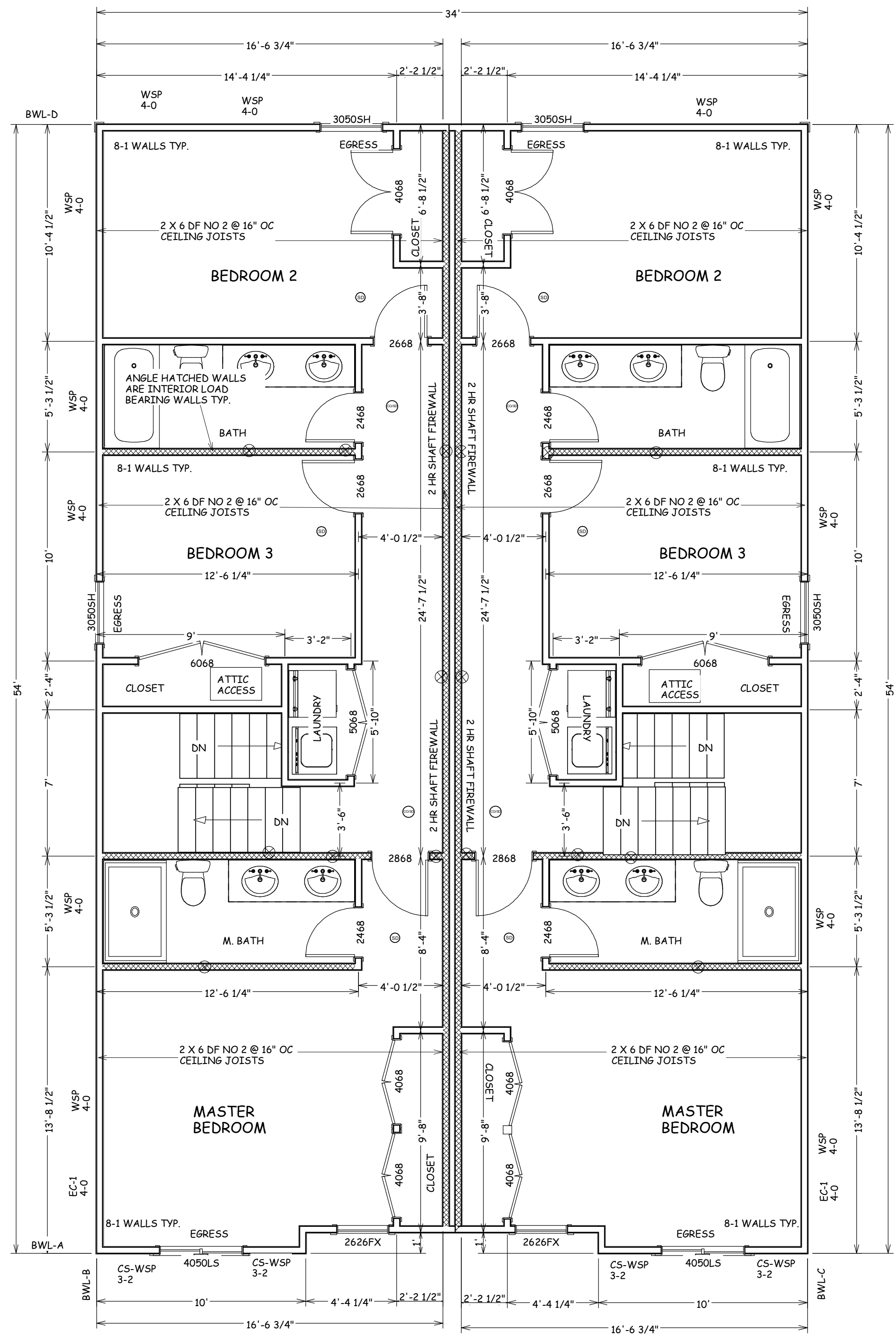
MCBEE ACRES
2 STORY DUPLEX

SCALE
1/4" = 1-0

DATE
1-30-24

PLAN NO.
3874

SHEET NO.
3 OF 8



SECOND FLOOR
835 SF

SECOND FLOOR
835 SF

BUILD IN ACCORDANCE WITH
2018 INTERNATIONAL
RESIDENTIAL CODE AND
LOCAL CODES.

MCBEE ACRES
2 STORY DUPLEX

SCALE
1/4" = 1-0

DATE
1-30-24

PLAN NO.
3874

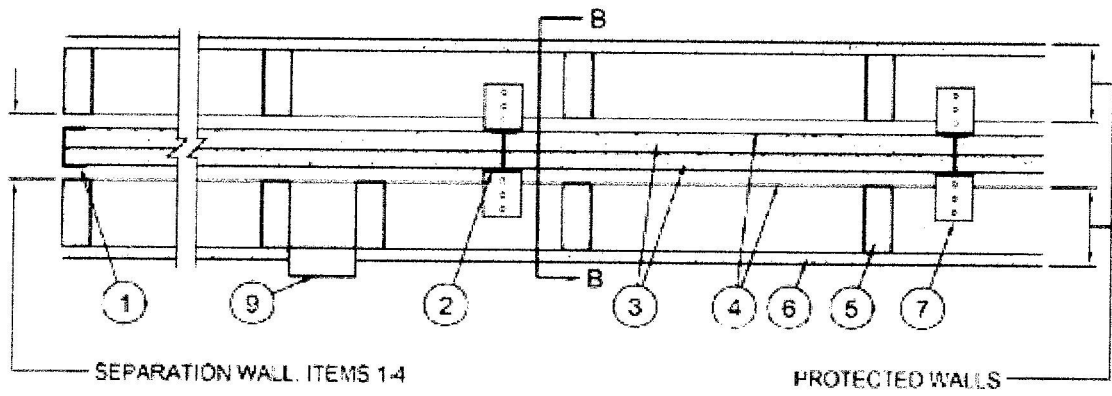
SHEET NO.
4 OF 8

SOFFITS TO HAVE A 1 HR FIRE RESISTANCE RATING ON THE UNDERSIDE WHEN LOCATED BETWEEN 2 AND 5 FEET FROM A REAL OR IMAGINARY PROPERTY LINE WHERE NEEDED 5/8" TYPE X SHEET ROCK ON THE UNDER SIDE OF 2 X 4 @ 16" O.C. SOFFIT SUPPORT

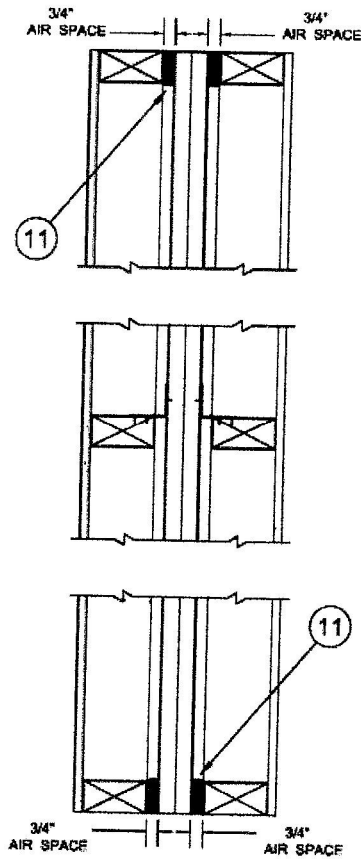
THE FIRE- RESISTANCE - RATED WALL OR ASSEMBLY SEPARATING BUILDINGS SHALL BE CONTINUOUS FROM THE FOUNDATION TO THE UNDERSIDE OF THE ROOF SHEATHING, DECK OR SLAB. THE FIRE RESISTANCE RATING SHALL EXTEND THE FULL LENGTH OF THE WALL OR ASSEMBLY, INCLUDING WALL EXTENSIONS THROUGH AND SEPERATING ATTACHED ENCLOSED ACCESSORY STRUCTURES

UL Product iQ™

BXUV.U347



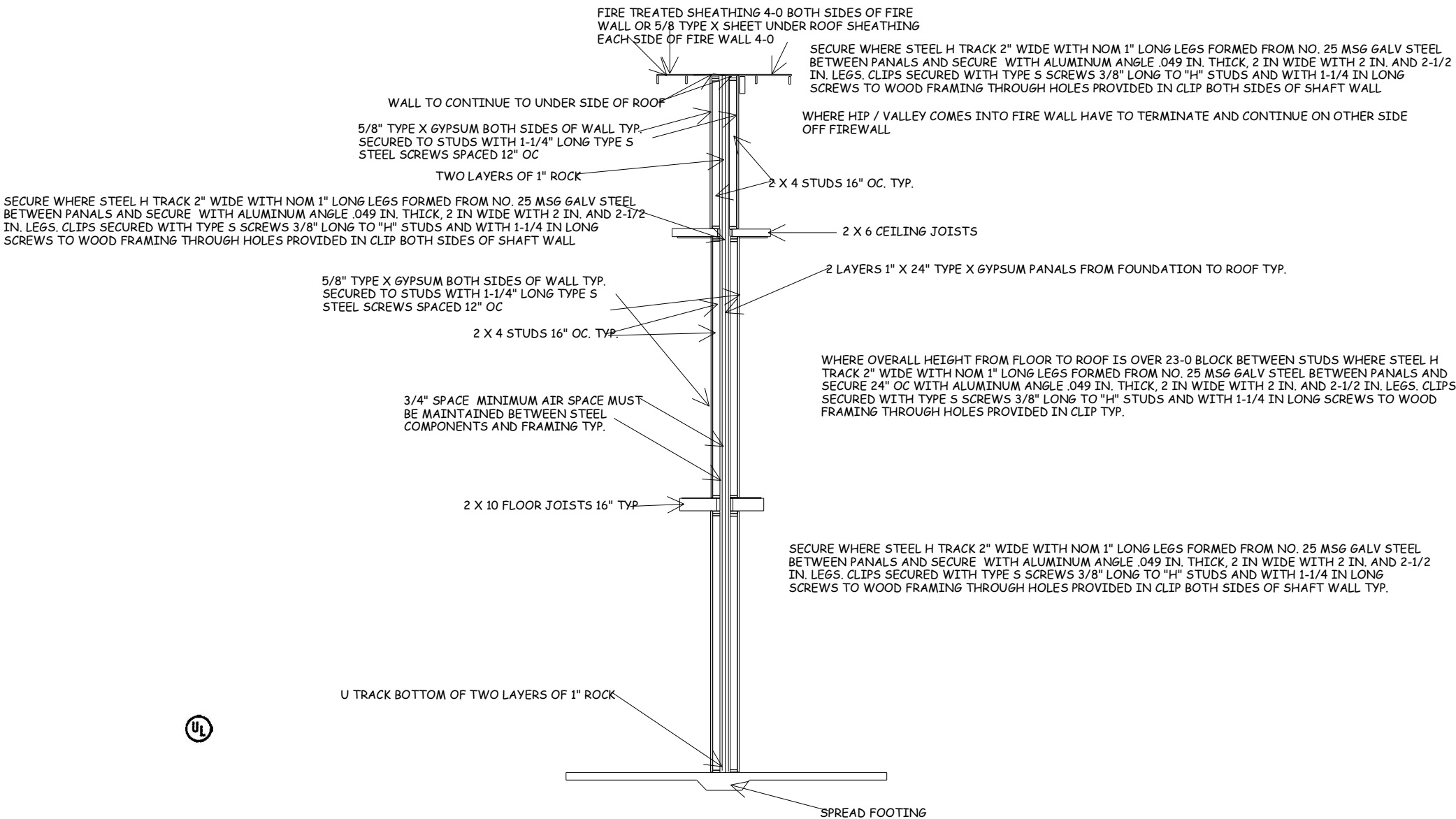
CONFIGURATION C
EXPOSED TO FIRE FROM EITHER SIDE



SECTION B1-B1

U347

NO BEAMS OR JOISTS RUN THRU FIRE WALL EACH UNIT IS INDEPENDENT OF EACH OTHER STRUCTURALLY



U347 CONFIGURATION B
PARTY WALLS BETWEEN UNITS
2 HOUR FIRE WALL

BUILD IN ACCORDANCE WITH
2018 INTERNATIONAL
RESIDENTIAL CODE AND
LOCAL CODES.

MCBEE ACRES
2 STORY DUPLEX

SCALE
1/4" = 1-0

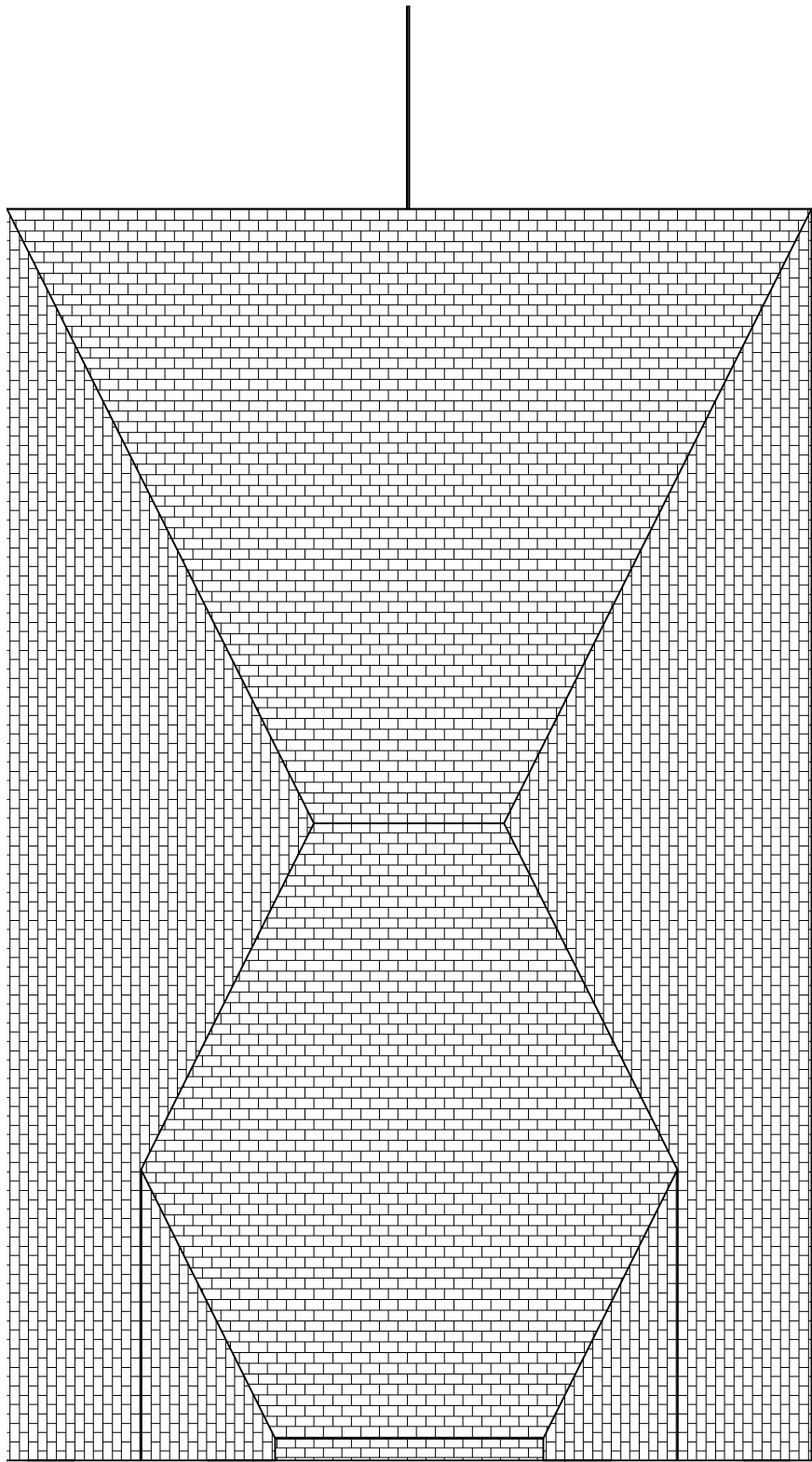
DATE
1-30-24

PLAN NO.
3874

SHEET NO.
5 OF 8

RATED 4-0 FIRE RETARDANT TREATED
PLYWOOD MUST BE CONTINUED THRU
SOFFITS/ OVERHANGS AT FRONT AND REAR

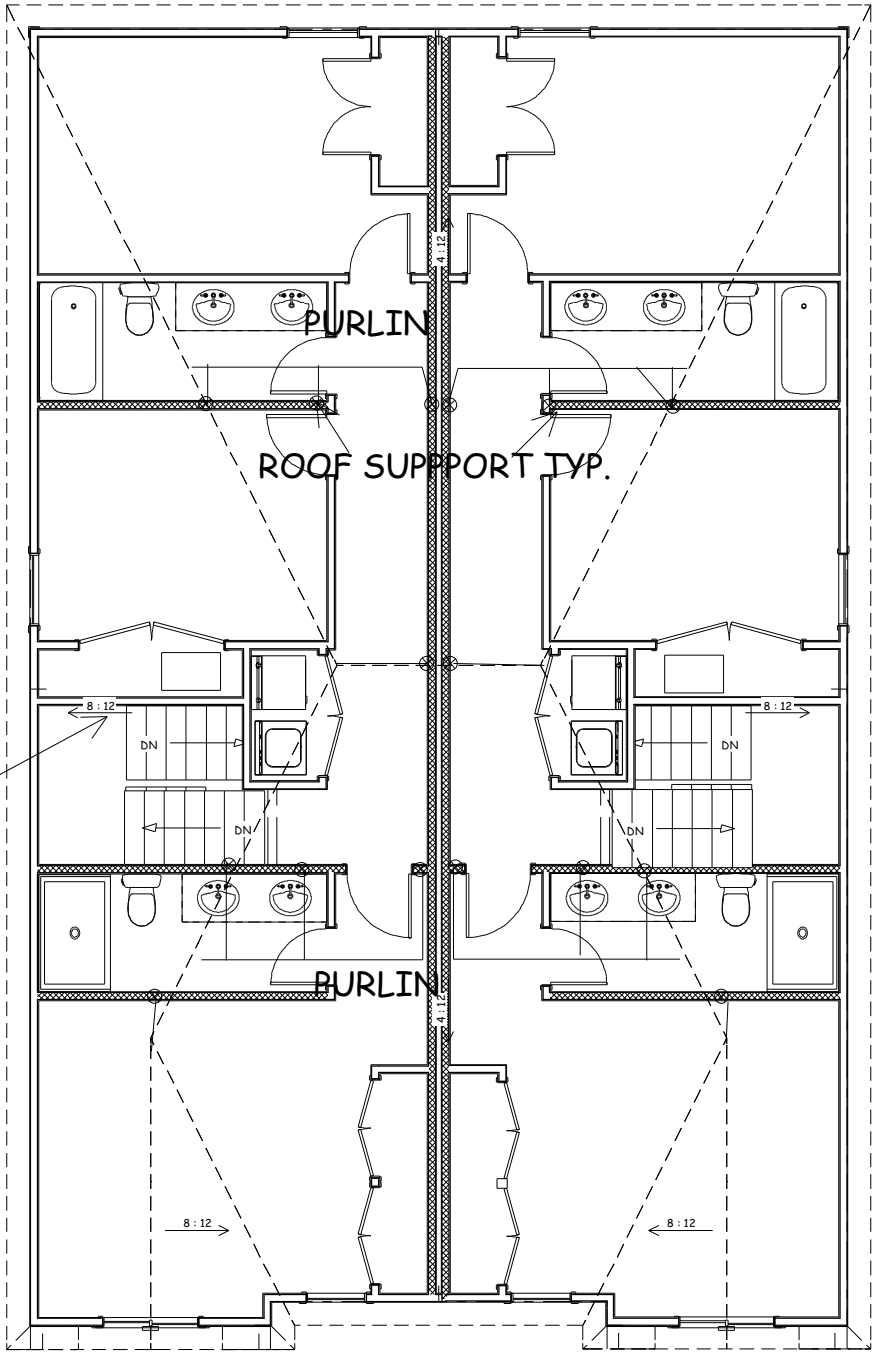
COMPOSITION SHINGLES TYP.



12" SOFFITS TYP.

MAX. RAFTER SPAN 14-4
2 X 6 DF NO 2 @ 16" OC

RAFTER DIRECTION TYP.

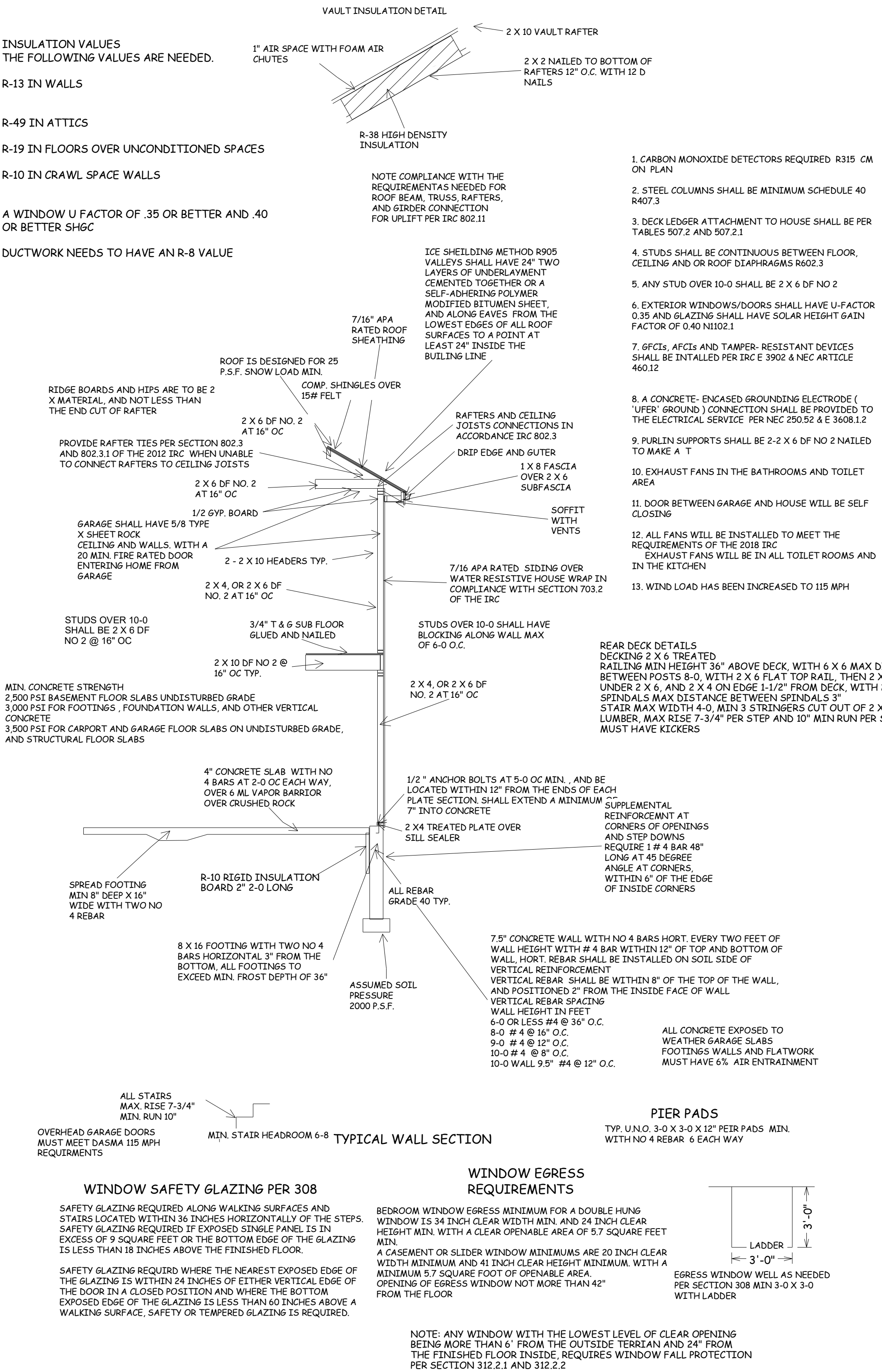


RATED 4-0 FIRE RETARDANT TREATED
PLYWOOD MUST BE CONTINUED THRU
SOFFITS/ OVERHANGS AT FRONT AND REAR

ROOF PLAN
1/8 = 1-0
RAFTERS 2 X 6 DF NO 2 @ 16" O.C.
HIPS AND RIDGES 2 X 8 DF NO 2 U.N.O.
ROOF PITCHES SIDE TO SIDE 8/12
ROOF PITCHES FRONT TO BACK 4/12 U.N.O.

PURLIN PLAN SECOND FLOOR
NO PURLINS NEEDED MAIN FLOOR
1/8 = 1-0
RAFTERS 2 X 6 DF NO 2 @ 16" O.C.
HIPS AND RIDGES 2 X 8 DF NO 2

BUILT IN ACCORDANCE WITH 2018 INTERNATIONAL RESIDENTIAL CODE AND LOCAL CODES.	
MCBEE ACRES 2 STORY DUPLEX	
SCALE	1/4" = 1-0
DATE	1-30-24
PLAN NO.	3874
SHEET NO.	6 OF 8



BUILD IN ACCORDANCE WITH
2018 INTERNATIONAL
RESIDENTIAL CODE AND
LOCAL CODES.

MCBEE ACRES
2 STORY DUPLEX

SCALE
1/4" = 1-0

DATE
1-30-24

PLAN NO.
3874

SHEET NO.
7 OF 8

EXPOSURE CATEGORY B		MINIMUM TOTAL LENGTH (FEET) OF BRACED WALL PANELS REQUIRED ALONG EACH BRACED WALL LINE				
• 30-FOOT MEAN ROOF HEIGHT • 10-FOOT WALL HEIGHT • 8 BRACED WALL LINES						
Ultimate Design Wind Speed (mph)	Story Location	Braced Wall Line Spacing (feet)	Method LIP ^a	Method GB	Methods DWB, WSP, SFB, PBB, PCP, HPB, BV-WSP, ABW, PFH, PFC, CS-SFB	Methods CS-WSP, CS-G, CS-PF
≤ 115		10	3.5	3.5	2.0	2.0
		20	6.5	6.5	3.5	3.5
		30	9.5	9.5	5.5	4.5
		40	12.5	12.5	7.0	6.0
		50	15.0	15.0	9.0	7.5
		60	18.0	18.0	10.5	9.0
		10	7.0	7.0	4.0	3.5
		20	12.5	12.5	7.5	6.5
		30	18.0	18.0	10.5	9.0
		40	23.5	23.5	13.5	11.5
		50	29.0	29.0	16.5	14.0
		60	34.5	34.5	20.0	17.0
		10	NP	10.0	6.0	5.0
		20	NP	18.5	11.0	9.0
		30	NP	27.0	15.5	13.0
		40	NP	35.0	20.0	17.0
		50	NP	43.0	24.5	21.0
		60	NP	51.0	29.0	25.0



4 mm, 1 foot = 304.8 mm.

METHODS, MATERIAL	MINIMUM THICKNESS	FIGURE	CONNECTION CRITERIA*	
			Fasteners	Spacing
LIB Let-in-bracing	1 x 4 wood or approved metal straps at 45° to 60° angles for maximum 16" stud spacing		Wood: 2-8d common nails or 3-8d (2 1/2" x long x 0.113" dia.) nails	Wood: per top and bottom plates
			Metal strap: per manufacturer	Metal: per manufacturer
DWB Diagonal wood boards	3/4" (1" nominal) for maximum 24" stud spacing		2-8d (2 1/2" x long x 0.113" dia.) nails or 2 - 1 1/4" long staples	Per stud
WSP Wood structural panel (See Section R604)	3/8"		Exterior sheathing per Table R602.3(3)	6" edges 12" field
			Interior sheathing per Table R602.3(1) or R602.3(2)	Varies by fastener
BV-WSP* Wood structural panels with stone or masonry veneer (See Section R602.10.6.5)	7/16"	See Figure R602.10.6.5	8d common (2 1/2" x 0.131) nails	4" at panel edges 12" at intermediate supports 4" at braced wall panel end points
SFB Structural fiberboard sheathing	1/2" or 2/3" for maximum 16" stud spacing		1 1/2" long x 0.12" dia. (for 1/2" thick sheathing) 1 1/4" long x 0.12" dia. (for 2/3" thick sheathing) galvanized roofing nails	3" edges 6" field
GB Gypsum board	1/2"		Nails or screws per Table R602.3(1) for exterior locations	For all braced wall panel locations: 7" edges (including top and bottom plates) 7" field
			Nails or screws per Table R702.3.5 for interior locations	
PBS Particleboard sheathing (See Section R605)	3/8" or 1/2" for maximum 16" stud spacing		For 3/8", 6d common (2" long x 0.113" dia.) nails For 1/2", 8d common (2 1/2" long x 0.131" dia.) nails	3" edges 6" field
FCF Portland cement plaster	See Section R703.7 for maximum 16" stud spacing		1 1/2" long, 11 gage, 7/16" dia. head nails or 7/16" long, 16 gage staples	6" o.c. on all framing members
HFS Hardboard panel siding	7/16" for maximum 16" stud spacing		0.092" dia., 0.225" dia. head nails with length to accommodate 1 1/2" penetration into studs	4" edges 8" field
ABW Alternate braced wall	3/8"		See Section R602.10.6.1	See Section R602.10.6.1

		METHODS, MATERIAL	MINIMUM THICKNESS	FIGURE	CONNECTION CRITERIA ^a	
					Fasteners	Spacing
Intermittent Bracing Methods		PFH Portal frame with hold-downs	3/4"		See Section R602.10.6.2	See Section R602.10.6.2
		PFG Portal frame at garage	7/16"		See Section R602.10.6.3	See Section R602.10.6.3
Continuous Sheathing Methods		CS-WSP Continuously sheathed wood structural panel	3/8"		Exterior sheathing per Table R602.3(3)	6" edges 12" field
		CS-G ¹ Continuously sheathed wood structural panel adjacent to garage openings	3/8"		Interior sheathing per Table R602.3(1) or R602.3(2)	Varies by fastener
		CS-WP Continuously sheathed portal frame	7/16"		See Method CS-WSP	See Method CS-WSP
		CS-SF ² Continuously sheathed structural fiberboard	1/2" or 3/4" for maximum 16" stud spacing		1 1/2" long x 0.12" dia. (for 1/2" thick sheathing) 1 1/8" long x 0.12" dia. (for 3/4" thick sheathing) galvanized roofing nails	3" edges 6" field
		CS-SFB ³ Continuously sheathed structural fiberboard	1/2" or 3/4" for maximum 16" stud spacing		1 1/2" long x 0.12" dia. (for 1/2" thick sheathing) 1 1/8" long x 0.12" dia. (for 3/4" thick sheathing) galvanized roofing nails	3" edges 6" field

For Slit: 1 inch = 25.4 mm, 1 foot = 304.8 mm, 1 degree = 0.0175 rad, 1 pound per square foot = 47.88 N/m², 1 mile per hour = 0.447 m/s.

a. Adhesive attachment of wall sheathing, including Method BG, shall not be permitted in Seismic Design Categories C_s, D₁, and D₂.

b. Applies to panels nailed to guscle door opening where supporting glaze and wall or roof load only. Shall only be used on one wall of the garage. In Seismic Design Categories D_s and D₂, roof over door opening shall not exceed 3 psf.

c. Gump openings adjacent to a Method CS-G panel shall be provided with a header in accordance with Table R602.7(1). A full-height clear opening shall not be permitted adjacent to a Method CS-G panel.

d. Method CS-SFB does not apply in Seismic Design Categories D_s, D₁, and D₂.

e. Method CS-URF and method CS-UR and two-family dwellings in Seismic Design Categories D_s through D₂ only.

METHOD (See Table R602.10.4)		MINIMUM LENGTH* (inches)					CONTRIBUTING LENGTH (inches)
		Wall Height					
		8 feet	9 feet	10 feet	11 feet	12 feet	
DWB, WSP, SFB, PBS, FCF, HFS, BV-WSP		48	48	48	53	58	Actual ^b
GB		48	48	48	53	58	Double sided = Actual Single sided = 0.5 x Actual
LIB		55	62	69	NP	NP	Actual ^b
ABW	SDC A, B and C, ultimate design wind speed < 140 mph	28	32	34	38	42	48
	SDC D _o , D _i and D _u ultimate design wind speed < 140 mph	32	32	34	NP	NP	
CS-G		24	27	30	33	36	Actual ^b
CS-WSP, CS-SFB	Adjacent clear opening height (inches)						Actual ^b
	≤ 64	24	27	30	33	36	
	68	26	27	30	33	36	
	72	27	27	30	33	36	
	76	30	29	30	33	36	
	80	32	30	30	33	36	
	84	35	32	32	33	36	
	88	38	35	33	33	36	
	92	43	37	35	35	36	
	96	48	41	38	36	36	
	100	—	44	40	38	38	
	104	—	49	43	40	39	
	108	—	54	46	43	41	
	112	—	—	50	45	43	
	116	—	—	55	48	45	
	120	—	—	60	52	48	
	124	—	—	—	56	51	
128	—	—	—	61	54		
132	—	—	—	66	58		
136	—	—	—	—	62		
140	—	—	—	—	66		
144	—	—	—	—	72		
METHOD (See Table R602.10.4)		Portal header height					48
PFH	Supporting roof only	16	16	16	Note c	Note c	
	Supporting one story and roof	24	24	24	Note c	Note c	
PFG		24	27	30	Note d	Note d	
CS-PF	SDC A, B and C	16	18	20	Note e	Note e	1.5 x Actual ^b
	SDC D, D _i and D _u	16	18	20	Note e	Note e	Actual ^b

For SL: 1 inch = 25.4 mm, 1 foot = 304.8 mm, 1 mile per hour = 0.447 m/s.
NP = Not Permitted.

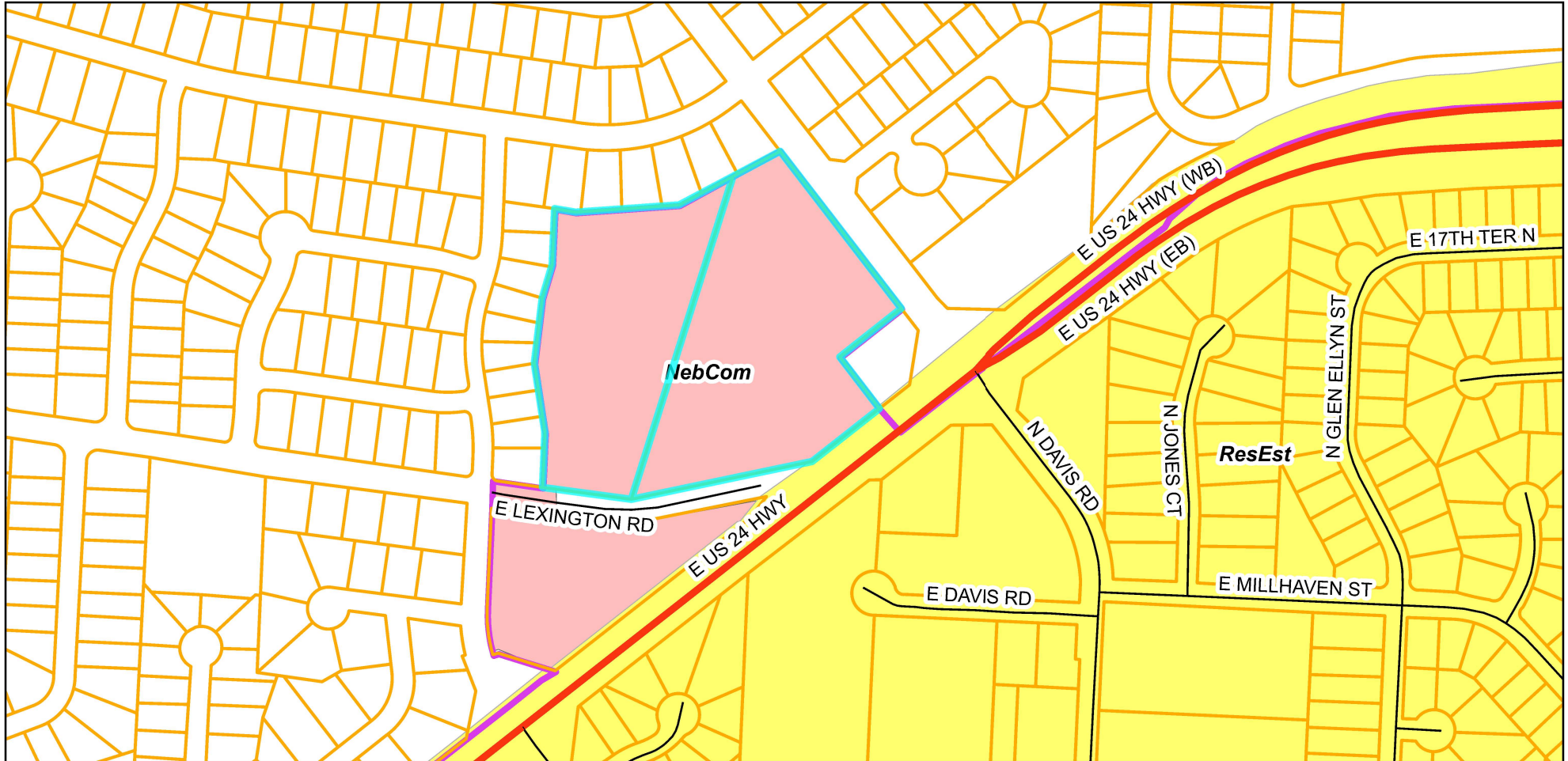
- Linear interpolation shall be permitted.
- Use the actual length where it is greater than or equal to the minimum length.
- Maximum header height for PFG is 10 feet in accordance with Figure R602.10.6.2, but wall height shall be permitted to be increased to 12 feet with pony wall.
- Maximum header height for PFG is 10 feet in accordance with Figure R602.10.6.3, but wall height shall be permitted to be increased to 12 feet with pony wall.
- Maximum header height for CS-PT is 10 feet in accordance with Figure R602.10.6.4, but wall height shall be permitted to be increased to 12 feet with pony wall.



For SI: 1 inch = 25.4 mm, 1 foot = 304.8 mm.

Comprehensive Plan

Case #26-810-02



Legend



Parcels

Comprehensive
Plan

Residential
Neighborhoods

Neighborhood
Commercial

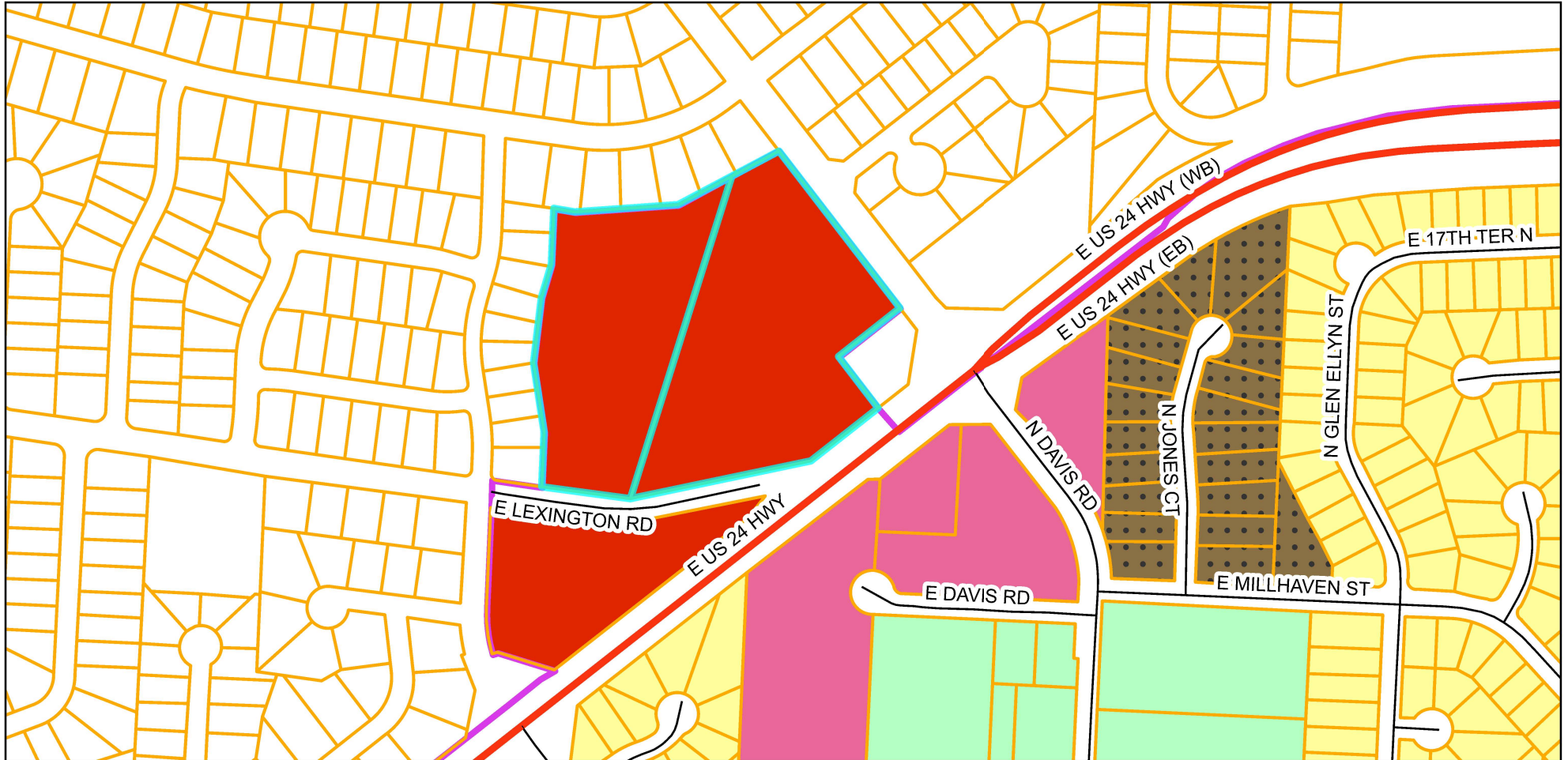
0 250 500 1,000 US Feet

Prepared For: Planning Commission
 Meeting Date: June 9, 2026



Zoning Map

Case #26-810-02



Legend

 Parcels

Zoning District

 C-1

 C-2

 R-30/PUD

 R-6

 R-A

0 250 500 1,000 US Feet

Prepared For: Planning Commission
 Meeting Date: June 9, 2026



MEETING DATE: June 9, 2026

STAFF: Brian L. Harker, Planner

PROJECT NAME: McBee Final Plat

CASE NUMBER/REQUEST: **Case 26-320-03 – Final Plat – McBee Acres** – A request to approve a final plat generally located north of US 24 Hwy and west of Salem Drive.

APPLICANT: McBee Construction- Jack Murphy

OWNER: Ground Up Development, LLC- Jesse McBee

PROPERTY LOCATION: Southwest of N. Salem Drive, east of N. Bay Avenue and north of E. US Highway 24

SURROUNDING ZONING/LAND USE:

N/W/E: Single and multi-family zoning in Jackson County...single and two-family dwellings

SOUTH: C-2 (General Commercial)...Quik Trip convenience store

FURTHER ACTION:

Following action by the Planning Commission, this application is scheduled for first reading by the City Council on July 6, 2026 and the second reading on July 20, 2026.

RECOMMENDATION

Staff recommends **APPROVAL** of the Final Plat with the following conditions:

1. The drawings on Pages 1 and 2 of the Final Plat should be merged into one drawing.
2. The applicant must work with the City and Jackson County to ensure that the existing stormwater management system, including detention basins, meet both entities requirements.
3. Block 1 will be renamed Tract A and Block 2 will be renamed Tract B.
4. Label the numbered building envelopes as Lots in the graphics.
5. Provide sidewalks on both sides of the Final Plat as indicated in the Preliminary Development Plan and the Engineering Plans.
6. Note in the text that the front setback of the buildings shall have varying setbacks of 20 feet, 25 feet and 30 feet with a maximum of three buildings in a row using the same setback.
7. Note in the text, the minimum distance between buildings shall be at least 12 feet.
8. Note in the text, Exterior Lots 1, 3-6, 8-12 14, 16-20, 22 and 24 and Interior Lots 2, 4, 5, 7, 8, 10, 12 and 13 will have 4 foot wide side yards and 11.6 foot rear yards; and Exterior Lots 2, 5, 7, 13, 15, 21, 23 and 25 and Interior Lots 1, 3, 6, 9, 11 and 14 will have 3.9 foot wide side yards and a standard 20 foot rear yard.

9. Note in the text that in addition to a walking trail located on the south part of the site, as depicted in the Preliminary and Final Development Plans, provide another project amenity, such as benches.
10. A copy of the CC&Rs shall be recorded with the Final Plat. Update Covenants & Restrictions to include the maintenance of each lot, unless it is expected that each occupant will maintain their lot envelope.
11. Detention Easement Language shall say, "drainage easements will be owned and maintained by the Owners of Tract A and Tract B."

PROJECT DESCRIPTION & BACKGROUND INFORMATION

PROJECT DESCRIPTION:

McBee Construction seeks approval of a Final Plat for the property located southwest of N. Salem Drive, east of N. Bay Avenue, north of US 24 Highway.

Current Zoning:	R-12/PUD (Two-Family Residential/Planned Unit Development)	Existing Use:	Undeveloped
Acreage:	11.43 acres +/-	Proposed Use:	Two-Family dwellings

BACKGROUND & HISTORY:

This site was annexed into the city in 2015 with the intent that a grocery store and some other small retail uses would be developed on the site. That concept never came to fruition and the land remains undeveloped. McBee now seeks to construct a loop road with a connection to Salem Drive providing access to 39 duplex buildings containing 78 dwelling units.

The proposed duplexes will be accessed by a looped public street connecting to N. Salem Drive. A walking trail is shown looping south from the new street to the right-of-way of Old Lexington Road before turning north then reconnecting to the street. A monument subdivision sign will be positioned at the northwest corner of Salem Drive and the loop road. Staff has recommended another project amenity be included in the development to enhance the open space area.

As the PUD is proposed to be amended from the originally approved two-lot configuration to a plan establishing individual lot envelopes for each of the 39 duplex buildings, a revised final plat has been submitted and is being reviewed concurrently.

ANALYSIS

Consistency with *Independence for All*, Strategic Plan:

This Final Plat could contribute to the Strategic Plan by building new housing units to meet a market need.

Comprehensive Plan Guiding Land Use Principles for the Current Designation:

One of the Comprehensive Plan Guiding Principles is to "Protect and enhance the viability, livability and affordability of the City's residential neighborhoods while integrating multi-family development throughout the community."

Historic and Archeological Sites:

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

Utilities:

Both water and sanitary services are in the general area and will be extended to serve this site.

Stormwater:

Two stormwater detention basins are being created: one central to the site on Tract B; the other in its northwest corner on Tract A. Detention Easement Language shall say, "drainage easements will be owned and maintained by the Owners of Tract A and Tract B."

Access:

Access to the development will be west off of Salem Drive via a looping street that turns back on itself, Lynchburg Place and 16th Terrace N.

Amenities:

A walking trail is noted in the text of the Final Plat and shown on the Preliminary and Final Development Plans looping south from the new loop street to the right-of-way of Old Lexington Road before turning north then reconnecting to the street. Further, a second amenity like benches should be provided.

Landscaping Plan:

The Landscaping Plan indicates 63 street trees placed along the looped street to the residence side of the sidewalks. At least one tree will be planted for every 50 feet of frontage.

Covenants (CC&R's):

A copy of the CC&R's will be recorded with the Final Plat. Update Covenants & Restrictions to include the maintenance of each lot, unless they're expecting each occupant to maintain their lot envelope.

CIP Investments:

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

EXHIBITS

1. Application
2. Cover Letter
3. Final Plat Page 1
4. Final Plat Page 2

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

McBee Acres

Project Name

16-240-23-18-00-0-00-000 & 16-240-23-20-00-0-00-000 1707 N Salem Drive, Independence MO

Project Address/Location

1707 N Salem Drive

11.43 Acres

2 Tracts

Sq. Ft. of Building

Acreage

Number of Lots/Tracts

Steam Buffer (Yes or No)

C2

R12PUD

Vacant

Subdivision of 39 Duplexes

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

Jack Murphy

McBee Construction

Name

Company

Address

Phone

Email

Architect/Engineer/Surveyor/Other: Civil Engineer

Robert Walquist

Quist Engineering, INC

Name

Company

Address

Phone

Email

Owner

Jesse McBee

Ground Up Development LL

Name

Company

Address

Phone

Email

Architect/Engineer/Surveyor/Other: Surveyor

Thomas Clemons

Area Suvveyors

Name

Company

Address

Phone

Email

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

Applicant's Signature

Date

Owner's Signature

Date

Ground Up Development LLC
[REDACTED]

ATTN: City of Independence Planning & Zoning Department
111 E Maple Ave., Independence, MO 64050

March 18, 2026

Dear Recipient,

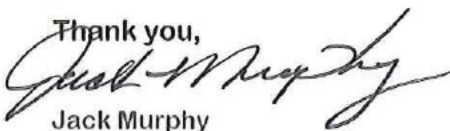
Ground Up Development, LLC hereby submits the Preliminary Development Plan for 'McBee Acres' located on 11.43 total acres near the intersection of US 24 HWY and main entrance from North Salem Drive, proposing a subdivision consisting of 39 duplexes, or 78 total family dwellings. The development will include single-slab, up to three-bedroom duplexes, with an attached garage for each family, including amenities provided such as on-call maintenance and a walking trail. This future development will be constructed and then managed by the current developer, who plans to make each unit available to lease to the general public.

The two lots making up the 11.43-acre area are currently zoned for commercial use which must be rezoned as 'R12PUD' per the city's planning department, for a future residential subdivision of this caliber. We feel that changing the zoning to residential use is a more appropriate use of the land due to the city's continued need for housing based on the latest published housing survey. The land in question is near the very Northeast edge of Independence, where there is already a great deal of commercial businesses. Currently there are two gas stations neighboring the property within walking distance along 24 HWY; as well as a grocery store, pharmacy, and bus stop within a few miles West of this location for easy access to the future residents.

Neighboring to the North, and on both sides are existing single and multi-family residential homes. With this, we believe that changing the zoning is justified to meet the needs of the city's current housing imbalance as well as serve the practical needs of individual families within the community.

Thank you for your time and consideration of the attached Preliminary Development Plan. Ground Up Development LLC is committed to producing a subdivision which values the needs of its families and surrounding businesses. The future development is consistent with the goals, policies, and standards of the City of Independence, in addition to the public health safety, the environment, and general welfare of the public. Please direct any further questions or concerns to the contact information provided below.

Thank you,


Jack Murphy

[REDACTED]

FINAL PLAT
McBEE ACRES

SECTION 20, TOWNSHIP 50 NORTH, RANGE 31 WEST,
A SUBDIVISION IN THE CITY OF INDEPENDENCE, JACKSON COUNTY, MISSOURI

DESCRIPTION:

A part of the Southeast Quarter of Section 20, Township 50 North, Range 31 West, Independence, Jackson County, Missouri, described as follows:
Beginning at the Northeast corner of Lot 160, ELM GROVE 6TH PLAT, a subdivision of record; thence S 81°47'24" E, along the South line of SALEM EAST, a subdivision of record, for 45.95 feet; thence N 86°40'36" E along said South line for 247.75 feet; thence N 62°34'06" E along said South line for 272.30 feet to the Southeast corner of Lot 183, SALEM EAST; thence S 38°05'23" E, along the right of way line of Salem Drive (80' r/w), for 459.89 feet to the Northeast corner of Lot 1, CORRECTED PLAT - SALEM JUNCTION, a subdivision of record; thence S 51°53'36" W along said Lot 1 for 185.77 feet; thence S 38°05'23" E along said Lot 1 for 150.08 feet; thence S 51°53'36" W along the Northerly right of way line U.S. Highway Route 24 for 277.62 feet to the Centerline of Old Lexington Road (61' r/w); thence S 78°39'31" W along said Center line for 403.74 feet; thence N 81°56'42" W along said Centerline for 180.67 feet to the East line of ELM GROVE-6TH PLAT; thence N 2°22'58" E along said East line for 162.18 feet; thence N 8°49'09" W along said East line for 164.36 feet; thence N 6°48'19" E along said East line for 153.73 feet; thence N 16°33'42" E along said East line for 81.95 feet; thence N 2°22'58" E along said East line for 131.34 feet to the Point of Beginning.

Containing 516,470.92 square feet or 11.86 acres more or less.

PLAT DEDICATION: The undersigned owner of the Property described herein has caused the same to be subdivided in the manner shown on this plat and the property shall hereafter be known as:

"McBEE ACRES"

FLOOD INFORMATION:

This property is not in the floodway according to the Federal Emergency Management Agency National Flood Insurance Program Boundary and Floodway Map, based on current Map 29095C0190H dated December 7, 2023.

UTILITY EASEMENT DEDICATION:

An easement or license is hereby granted to the City of Independence, Missouri, to locate, construct and maintain, or to authorize the location, construction and maintenance of poles, wires, anchors, conduits, and/or structures for water, gas, sanitary sewer, storm sewer, surface drainage channel, electricity, telephone, cable television, or any other necessary public utility or services, any or all of them, upon, over, or under those areas outlined or designated upon this plat as "utility easements" (U/E) or within any street or thoroughfare dedicated to public use on this plat. Grantors, on behalf of themselves, their heirs, their assigns and successors in interest, hereby waives, to the fullest extent on this plat. Grantors, on behalf of themselves, their heirs, their assigns and successors in interest, hereby waives, to the fullest extent allowed by law, any right to request restoration of rights previously transferred and vacation of the easement herein granted.

DETENTION EASEMENT:

Detention Easements will be Owned and Maintained by the Owners of Block 1 and Block 2 and there shall be no Alteration to the Detention Facility, Pipes, Structures, and Appurtenances without the Approval of the City Engineering Department.

IN TESTIMONY THEREOF:

Ground Up Development, LLC, a Missouri limited liability corporation, have caused these presents to be signed by its Owner this _____ day of _____, 2026

Merrill Crose - Owner

State of Missouri)
County of Jackson) SS

On this _____ day of _____, 2026, before me appeared Merrill Crose to me personally known who by me duly sworn, did say that he is the Owner of Ground Up Development, LLC, a Missouri limited liability company and he acknowledged said instrument to be the free act and deed of said company.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my seal at my office in said County and State, the day and year last above written.

My Commission expires _____

Notary Public

IN TESTIMONY THEREOF:

Ground Up Development, LLC, a Missouri limited liability corporation, have caused these presents to be signed by its Manager this _____ day of _____, 2026

Jesse McBee - Owner

State of Missouri)
County of Jackson) SS

On this _____ day of _____, 2026, before me appeared Jesse McBee to me personally known who by me duly sworn, did say that he is the Owner of Ground Up Development, LLC, a Missouri limited liability company and he acknowledged said instrument to be the free act and deed of said company.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my seal at my office in said County and State, the day and year last above written.

My Commission expires _____

Notary Public

COUNTY APPROVAL:

Jackson County Assessment Department

Date

CITY OF INDEPENDENCE APPROVALS:

Approved by the City Council and Mayor of the City of Independence, Missouri pursuant to

Ordinance _____

DATE

Susanne Holland, City Clerk

DATE

Tom Scannell,
Director of Community and
Economic Development

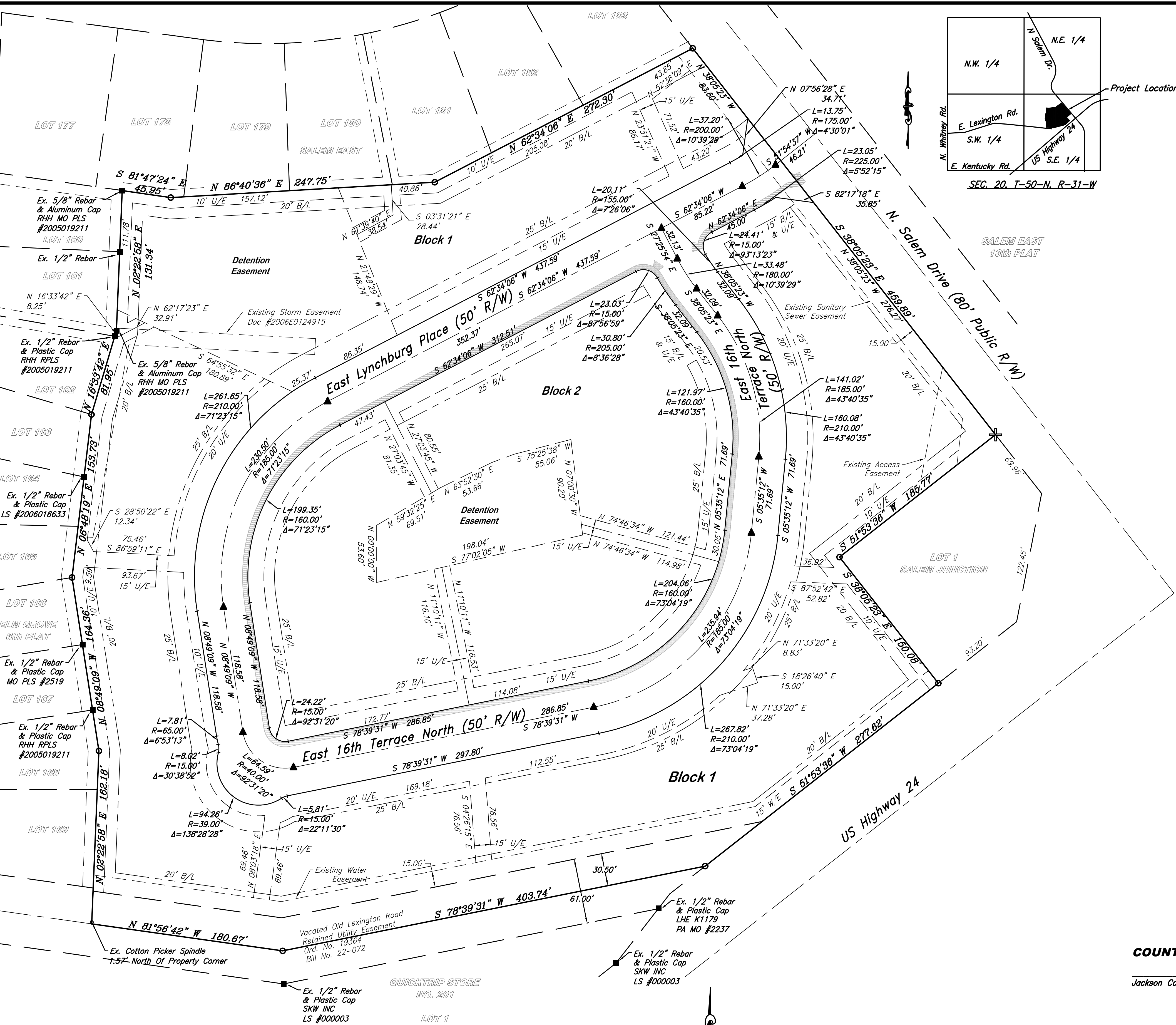
DATE

Alexander F. Lopez, City Engineer,

DATE

I hereby certify that the within Plat of "McBEE ACRES" subdivision is based upon an actual survey made by me or under my direct supervision and that said survey meets or exceeds the current minimum standards for property boundary surveys as established by the Department of Natural Resources, Division of Geology and Land Survey, of the State of Missouri, and Missouri Standards for Property Boundary Surveys, established by the Missouri Board for Architects, Professional Engineers and Land Surveyors. I further certify that I have complied with all statutes, ordinances, and regulations governing the practice of surveying and platting of subdivisions to the best of my professional knowledge and belief.

THOMAS W. CLEMONS, MO. P.L.S. NO. 1958



LEGEND

- U/E UTILITY EASEMENT
- B/L BUILDING LINE
- EXISTING REBAR
- ⊕ EXISTING "+" CUT IN CONCRETE
- SET 1/2" REBAR & PLASTIC CAP MO PLS #1958
- ▲ SET COTTONPICKER SPINDLE

NOTES:

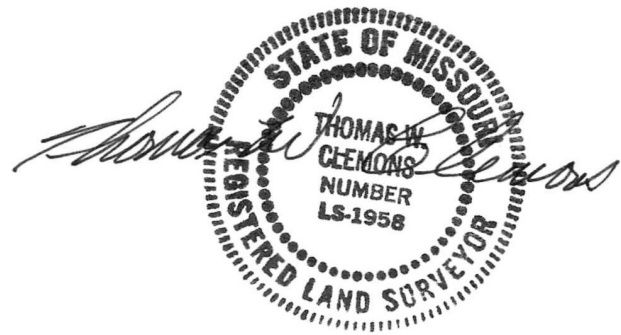
- The bearings and coordinates shown on this plat are based upon the Missouri Coordinate System of 1983, West Zone, by GPS Observations using the MoDot GPS Network.
- Curves are Tangent to Adjoining Right Of Way Lines.

PREPARED FOR/ DEVELOPER:
GROUND UP DEVELOPMENT, LLC

Thomas Clemons
Area Surveyors

2800 Robinson Pike Road
P.O. Box 324 Grandview, Missouri 64030
(816) 941-7557 survey@kc.rr.com

SCALE: 1"=50'
DATE: OCTOBER 30, 2024



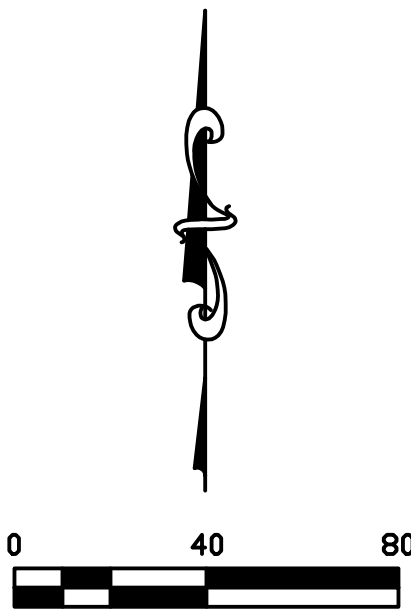
FINAL PLAT
McBEE ACRES

SECTION 20, TOWNSHIP 50 NORTH, RANGE 31 WEST,
A SUBDIVISION IN THE CITY OF INDEPENDENCE, JACKSON COUNTY, MISSOURI



MISSOURI STATE PLANE COORDINATE SYSTEM
NAVD 1988, Missouri West Zone (FEET)

Point #	Northing	Easting
1	1,080,553.76	2,831,193.27
2	1,080,191.80	2,831,476.97
3	1,080,077.16	2,831,330.80
4	1,079,959.04	2,831,423.38
5	1,079,787.71	2,831,204.93
6	1,079,708.32	2,830,809.08
7	1,079,733.63	2,830,630.19
8	1,079,895.67	2,830,636.93
9	1,080,058.09	2,830,611.73
10	1,080,210.73	2,830,629.95
11	1,080,289.28	2,830,653.31
12	1,080,420.51	2,830,658.77
13	1,080,413.95	2,830,704.25
14	1,080,428.31	2,830,951.59



SCALE: 1"=40'
DATE: OCTOBER 30, 2024

LOT	BLOCK	SQUARE FEET
1	1	4,011
2	1	6,298
3	1	4,116
4	1	3,906
5	1	6,298
6	1	3,906
7	1	6,497
8	1	3,959
9	1	3,975
10	1	3,906
11	1	4,116
12	1	3,986
13	1	6,474
14	1	4,019
15	1	6,424
16	1	3,906
17	1	4,116
18	1	3,906
19	1	4,157
20	1	3,956
21	1	6,551
22	1	3,911
23	1	6,497
24	1	3,934
25	1	6,160

LOT	BLOCK	SQUARE FEET
1	2	6,391
2	2	3,906
3	2	6,409
4	2	3,906
5	2	3,929
6	2	6,329
7	2	3,906
8	2	3,906
9	2	6,424
10	2	3,915
11	2	6,420
12	2	3,954
13	2	3,912
14	2	6,422

Thomas Clemons
Area Surveyors

2800 Robinson Pike Road
P.O. Box 324 Grandview, Missouri 64030
(816) 941-7557 sirvey@kc.rr.com

I hereby certify that the within Plat of "McBEE ACRES" subdivision is based upon an actual survey made by me or under my direct supervision and that said survey meets or exceeds the current minimum standards for property boundary surveys as established by the Department of Natural Resources, Division of Geology and Land Survey, of the State of Missouri, and Missouri Standards for Property Boundary Surveys, established by the Missouri Board for Architects, Professional Engineers and Land Surveyors. I further certify that I have complied with all statutes, ordinances, and regulations governing the practice of surveying and platting of subdivisions to the best of my professional knowledge and belief.

THOMAS W. CLEMONS, M.S., P.L.S., No. 1956
JULY 1998

MEETING DATE: June 9, 2026

STAFF: Gabe Glaser, Planner

PROJECT NAME: Short-Term Rental – 5217 S Powell Ave

CASE NUMBER/REQUEST: **Case 26-400-63 – Short-Term Rental – 5217 S Powell Ave** – A request to operate a Short-Term Rental at the property.

PROPERTY ADDRESS: 5217 S Powell Ave

APPLICANT: Patrick Cordova, Blue Springs Getaway, LLC

APPLICANT ADDRESS: 9043 Spirit St, Wellington, CO 80549

RESPONSIBLE AGENT: Tyler Shirk, BearBNB LLC

RESPONSIBLE AGENT ADDRESS: 6103 Arlington Ave, Raytown, Mo 64133

SUBJECT PROPERTY ZONING/LAND USE: R-6 (Single-Family Residential)

SURROUNDING ZONINGS/LAND USES:

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

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

E: Unincorporated Jackson County / Low Density Residential

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

PUBLIC NOTICE:

- Letters to property owners within 185 feet were mailed May 20, 2026
- Notification signs were posted on the property May 21, 2026

FURTHER ACTION:

Unless a valid protest petition is submitted, or the applicant seeks to appeal the action of the Planning Commission, this application is not reviewed by the City Council.

RECOMMENDATION

Staff recommends **APPROVAL** of this Short-Term Rental with the following conditions:

1. The short-term rental shall obtain a business license pursuant to Chapter 5 of the City Code.
2. The short-term rental operator shall remit transient guest tax to the City and comply with the operational standards outlined in Article 3, Chapter 5 of the City Code.
3. The business must comply with all safety and other standards established by Section 14-424 of the City Code.
4. The maximum occupancy of the premises shall be limited to six (6) adults total.
5. The maximum number of bedrooms shall be three (3).
6. A noise monitoring system conforming to City Code shall be installed and activated, the Good Neighbor Guidelines, evacuation plan and other notices must be properly posted, prior to approval of the business license.

7. The property must be inspected by the Fire Inspector and pass the Initial Short-Term Rental Fire and Life Safety Inspection.

PROJECT DESCRIPTION

PROJECT DESCRIPTION:

The applicant seeks approval of a Short-Term Rental at 5217 S Powell Ave

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

Current Use: Single-Family Residence

Former Zoning:

Prior to 2009: R-1b (Single Family Residential)

Prior to 1980: Not Zoned

Prior to 1965: Not Zoned

Proposed Use:

Short-Term Rental

BACKGROUND HISTORY

Proposal:

The applicant seeks approval from the Planning Commission to use this property as a Short-Term Rental.

Property History:

The property was annexed into the City in 1995. Upon annexation, the site was assigned an A-1 (Agricultural) zoning district designation. Soon after its annexation, the City Council approved an application for rezoning to R-1b (Single-Family Residential). The area was developed in the 1990's and 2000's as part of the Brittany Ridge subdivision.

Physical Characteristics of Property:

The subject property is described as Lot 214 of Brittany Ridge 1st Plat. The lot contains approximately 8,869 square feet of land area and is developed with a single-family residence containing approximately 1,821 square feet of living area. The residence can be described by split-level or multi-level architecture featuring lap siding, multiple roof pitches, and a 20-foot-wide driveway providing direct access to a two-car garage.

Characteristics of the Area:

The subject site is part of the Brittany Ridge subdivision, an established single-family subdivision with relatively uniform lot sizes and homes of similar characteristics, age, and design.

The Blue Springs Lake natural area is located across US 40 Highway to the south of the Brittany Ridge Subdivision.

The area directly to the east of the subject site is characterized by lower density residential development.

Parking:

A 20-foot-wide driveway provides ample parking for at least two vehicles. An additional street parking space is available for guests for a total of three parking spaces. Parking for the proposed short-term rental meets standards of the Development Code.

Unruly Guest/Security:

The applicant has provided a noise management plan that includes the usage of a continuous noise monitoring device. Quiet hours will be posted in the home as well as required good neighbor guidelines and other required notices. The noise management plan conforms with the requirements of the Development Code.

Short Term Rental Requirements:

The applicant must address the following topics:

- **Noise monitoring** –The applicant will need to provide evidence of the installation of an approved noise monitoring device.
- **Trash Removal** – The applicant has indicated plans to utilize Ted’s Trash service.
- **Property listing** - The property will be listed on AirBNB, VRBO and bearbcbkc.com
- **Business operations/security** – The applicant has retained the services of a responsible agent to oversee site security and general business operations, including screening customers, and coordinating bookings.
- **City’s Short Term Rental checklist** – The form was completed by the applicant covering licensing, future inspections, insurance, on-site information posting, and so forth.
- **Fire safety** – A fire evacuation plan had been submitted along with floor plans of the house. The fire escape plan must also be posted as required by city code.
- **City inspection** – The property must be inspected by the Fire Inspector and passed the Initial Short-Term Rental Fire and Life Safety Inspection.
- **Parking Plan** – The applicant has included a parking plan as part of their application. The parking plan satisfies City Code requirements for a three-bedroom short-term rental unit.

There are no other licensed Short-Term rentals in this area, therefore this application follows the density limitations of the City Code.

EXHIBITS

1. Online Application
2. Notification Letter
3. Addresses
4. Notification Area Map
5. Affidavit
6. Floor Plan
7. Fire Plan
8. Parking Plan
9. Nearest Short Term Rental Map

5217 S Powell Ave Blue Springs MO 64015

STR License

Submitted

Application number

A00244

Application date

2026-04-22

Applicant name

Patrick Cordova

> Collapse details

Submitted

Send license

Edit

Property Address

5217 S POWELL AVE BLUE SPRINGS MO 64015

Parcel Number

35920031900000000

Permit Held By

Owner

Rental Structure

Single family

Permit Holder

First Name

Patrick

Last Name

Cordova

Company Name

Blue Springs Getaway, LLC

Phone Number

Email

Mailing Address

Property Owner(s)

Property Owner #1

First Name

Patrick

Last Name

Cordova

Company Name

Blue Springs Getaway, LLC

Phone Number

Email

Mailing Address

Property Manager

First Name

Tyler

Last Name

Shirk

Company Name

BearBNB LLC

Phone Number

Email

Mailing Address

Responsible Agent

First Name

Tyler

Last Name

Shirk

Company Name

BearBNB LLC

Phone Number

Email

Mailing Address

Verification Documents

Floor Plan

[floor_plan_2026-04-22-175033.png](#)

Evacuation Plan

[fire_safety_2026-04-22-175033.png](#)

Parking Plan

[parking_spaces_2026-04-22-175033.png](#)

[floor_plan_2026-04-22-175033.png](#)

[fire_safety_2026-04-22-175033.png](#)

[floor_plan_2026-04-22-175033.png](#)

[fire_safety_2026-04-22-175033.png](#)

Supplemental Questions

Collapse all

What is the total number of bedrooms?

3

Total number of parking spaces available on the property?

5

What is your proposed total occupancy?

10

Is street parking allowed?

Yes

Please provide your Noise Management Plan:

Our noise management plan is to install a minut noise monitor. this will run continuously and alert us if there are sounds above 80 db for longer than 10 minutes. we will message every guest at time of booking, " "please honor quiet hours after 10 pm to ensure a peaceful environment for all guests and our neighbors." to state the quiet hours after 10pm. We will also have the quiet hours posted in the home.

Please provide your Trash Disposal & Collection Plan:

We have Ted's trash dumpster at our office, BearBNB picks up trash after every guest - at a minimum of once a week. When there are guests staying for 2-3 weeks, we will pick up trash on what day of the week the guest reports the bins as full.

Please provide all platforms that you plan to advertise on.

Airbnb, vrbo, and the platform bearcbkc.com

Possible Violations

We found no violations for this property

Add Note

Notes

Add



PROPERTY OWNER NOTIFICATION LETTER

For a Short-Term Rental Business

Date: May 20, 2026

Case Number: 26-400-63

Dear Property Owner:

This is to notify you that an application has been submitted for the consideration of a short-term rental business at the following address. A public hearing will be held for this application by the Independence Planning Commission at the date and time listed below.

Address of proposed Short-Term Rental: 5217 S Powell Ave

Total Maximum occupancy: Six (6) guests

Number of bedrooms used: Three (3)

PROPERTY OWNER:

Name: Patrick Cordova, Blue Springs Getaway, LLC

Phone: [REDACTED]

E-Mail: [REDACTED]

Planning Commission Meeting Date: June 9, 2026 at 6:00 p.m.

Location of public hearing: Room 149 - Santa Fe, Independence Municipal Commons
20201 E Jackson Drive, Independence, MO 64057

All interested persons are invited to participate and will have an opportunity to be heard at the public hearing. If you have questions regarding this short-term rental operation, you may wish to contact the property owner or manager, as listed above. For information regarding the filing of a protest petition, please contact the Community Development Department at 816-325-7421.

Gabriel C Glaser

Gabriel C Glaser

Planner

20201 E. JACKSON DR. • INDEPENDENCE, MO 64057

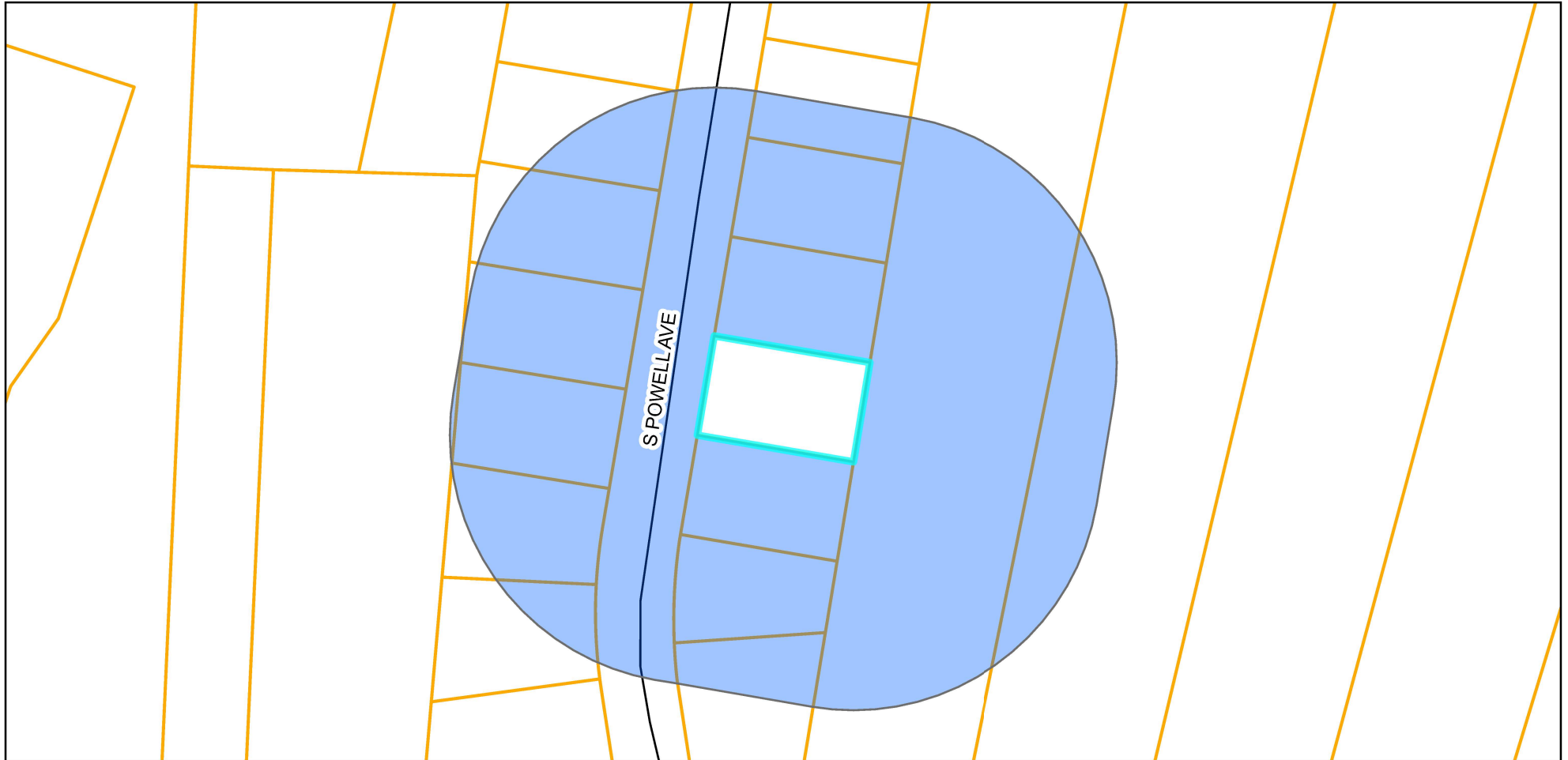
INDEPENDENCEMO.ORG

Parcel ID	Property Address	Property Owner	Owner Address	City	State	ZIP Code
35-920-10-23-00-0-00-000	5200 S POWELL AVE	HACKETT MATTHEW AARON	5200 S POWELL AVE	INDEPENDENCE	MO	64015
35-920-10-22-00-0-00-000	5204 S POWELL AVE	GOSLEE MICHAEL	8808 N COSBY AVE	KANSAS CITY	MO	64154
35-920-03-16-00-0-00-000	5205 S POWELL AVE	BROWN CAMRYN & FIGUEROA DAVID	5205 S POWELL AVE	BLUE SPRINGS	MO	64015
35-920-10-21-00-0-00-000	5208 S POWELL AVE	JACOBS MICHEL E & MAHURIN JODIE L	5208 S POWELL AVE	BLUE SPRINGS	MO	64105
35-920-03-17-00-0-00-000	5209 S POWELL AVE	MCCLENDON CATHERINE L & ESTEE M	5209 S POWELL AVE	BLUE SPRINGS	MO	64015
35-920-10-20-00-0-00-000	5212 S POWELL AVE	LEDERMAN RICHARD L & ADRIA I	5212 S POWELL AVE	INDEPENDENCE	MO	64015
35-920-03-18-00-0-00-000	5213 S POWELL AVE	ARMM ASSET COMPANY 2 LLC	5001 PLAZA ON THE LAKE STE 200	AUSTIN	TX	78746
35-920-10-19-00-0-00-000	5216 S POWELL AVE	HOYLE MASON & ASHLAR	5216 S POWELL AVE	BLUE SPRINGS	MO	64015
35-920-03-19-00-0-00-000	5217 S POWELL AVE	LOESCH SCOTT C & CHRISTINA D	5217 S POWELL RD	INDEPENDENCE	MO	64015
35-920-10-18-00-0-00-000	5220 S POWELL AVE	BRYANT DOUGLAS L & CORYN	5220 S POWELL AVE	BLUE SPRINGS	MO	64015
35-920-03-20-00-0-00-000	5221 S POWELL AVE	GROVES TERRY RICHARD & CHERON V	5221 S POWELL AVE	BLUE SPRINGS	MO	64015
35-920-10-17-00-0-00-000	5224 S POWELL AVE	DALE PATRICK F	5224 S POWELL AVE	BLUE SPRINGS	MO	64015
35-920-03-21-00-0-00-000	5225 S POWELL AVE	HATCHER EDGAR R JR & JILL R	5225 S POWELL AVE	BLUE SPRINGS	MO	64015
35-920-03-22-00-0-00-000	5229 S POWELL AVE	POTTER MICHAEL E & VIRGINIA L	5229 S POWELL AVE	INDEPENDENCE	MO	64015
35-920-03-03-00-0-00-000	5695 W US 40 HWY	POTTER MICHAEL E & VIRGINIA L	5695 SW US 40 HWY	BLUE SPRINGS	MO	64015
35-920-03-04-00-0-00-000	5705 W US 40 HWY	POTTER MICHAEL E & VIRGINIA	5705 W US 40 HWY	BLUE SPRINGS	MO	64015
35-920-10-14-00-0-00-000	5755 E US 40 HWY	SCOTT MYRON KENNETH	5755 SW US 40 HWY	BLUE SPRINGS	MO	64015

Notification Area Map

5217 S Powell Ave

Case #26-400-63



Legend

 Notification Area
 Parcels

0 125 250 500 US Feet

Prepared For: Planning Commission
Meeting Date: June 9, 2026



Property Owner Notification Affidavit

STATE OF MISSOURI

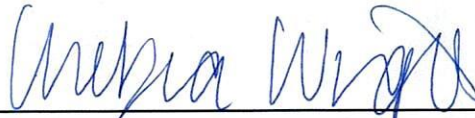
COUNTY OF JACKSON

Case No. 26-400-63

I, Chelsea Wright, 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 20 day of May, 2026.

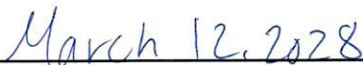


Signature of Agent, Owner or Attorney

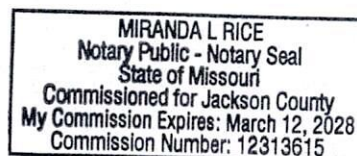
Subscribed and sworn to before me this 20 day of May, 2026.



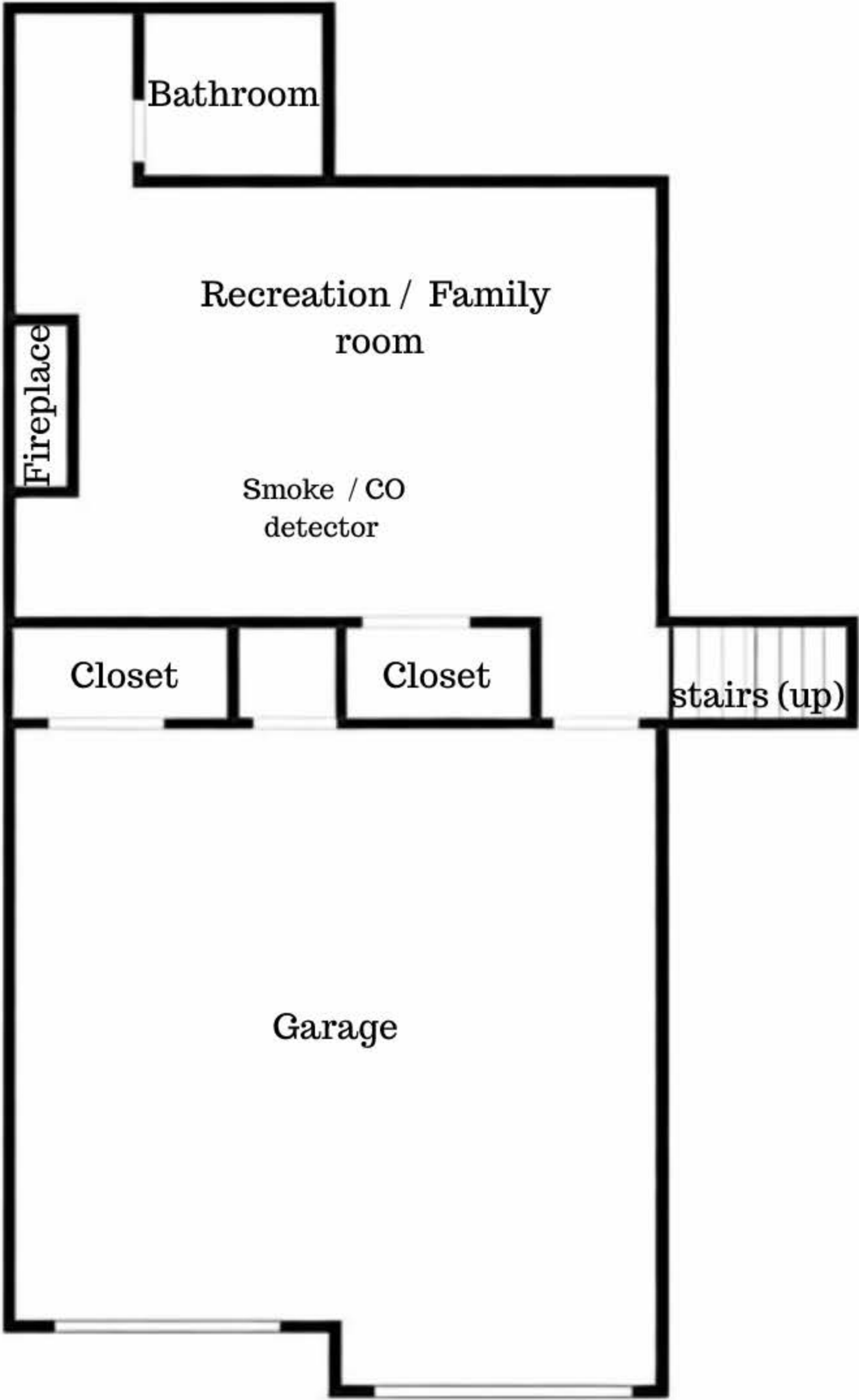
Notary Public



Commission Expiration Date



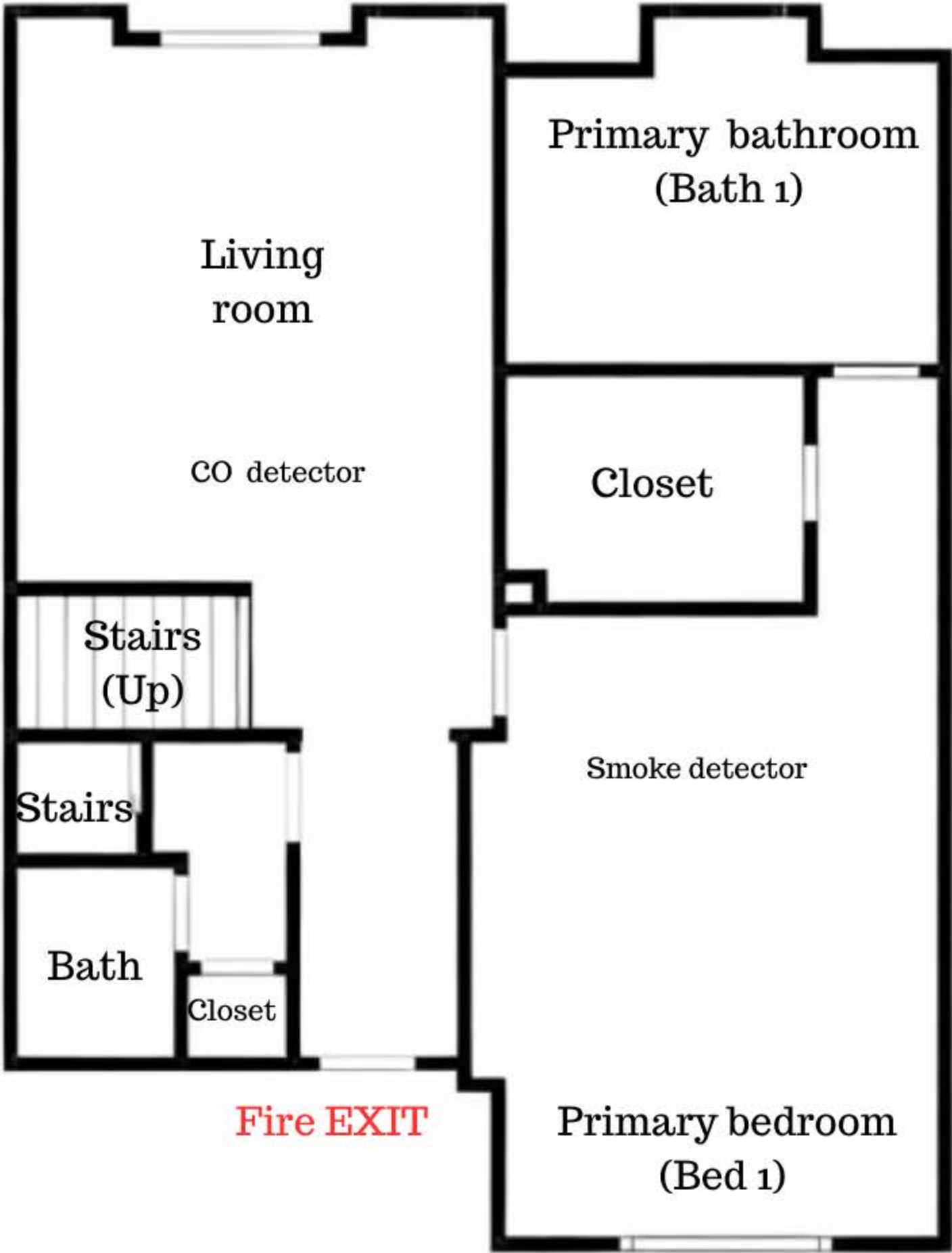
Floor Plan
Basement (lowest level)



S Powell Ave

Floor Plan

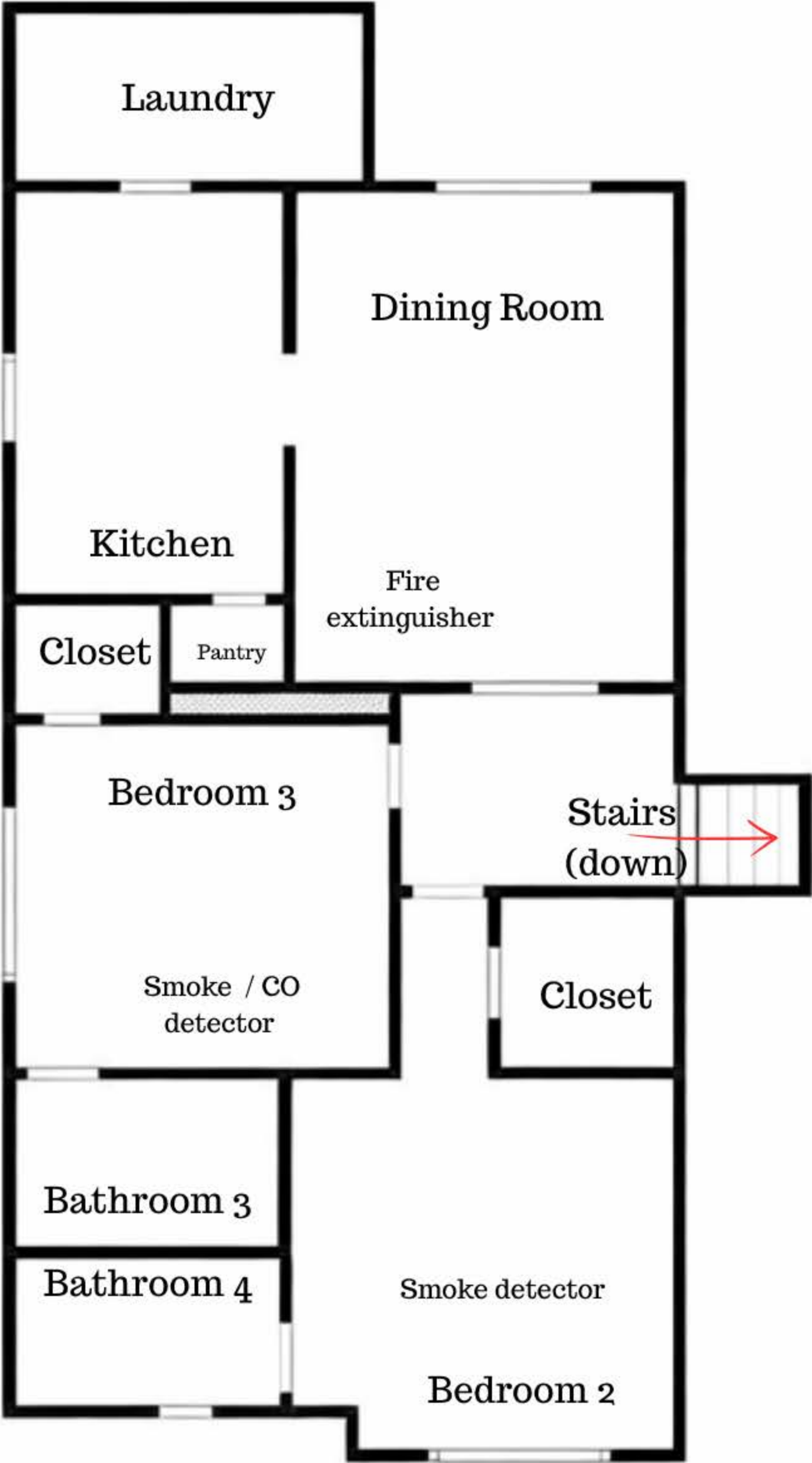
Floor 1 (Entry Level)



S Powell Ave

Floor Plan

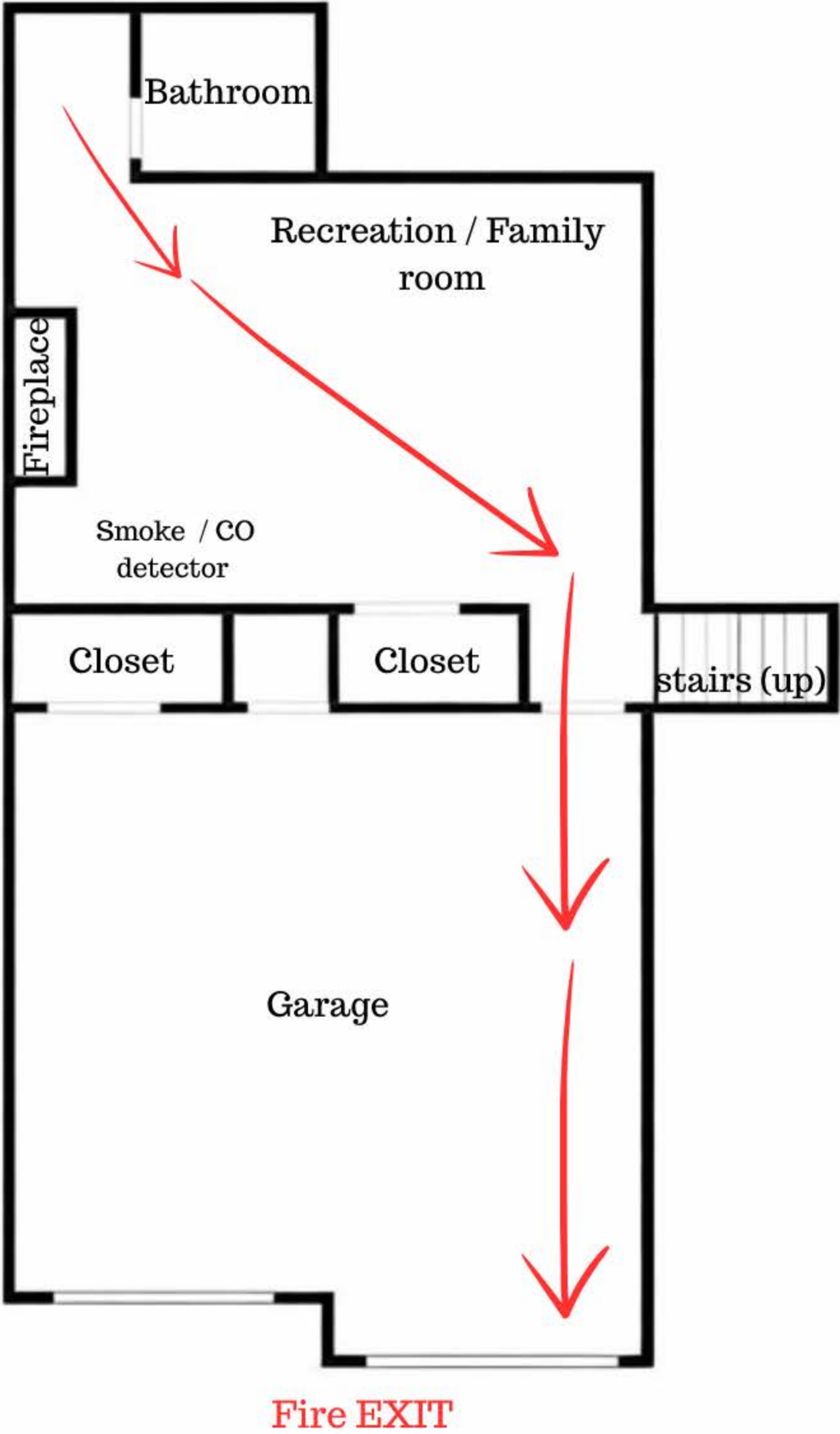
Floor 2



S Powell Ave

Evacuation Plan

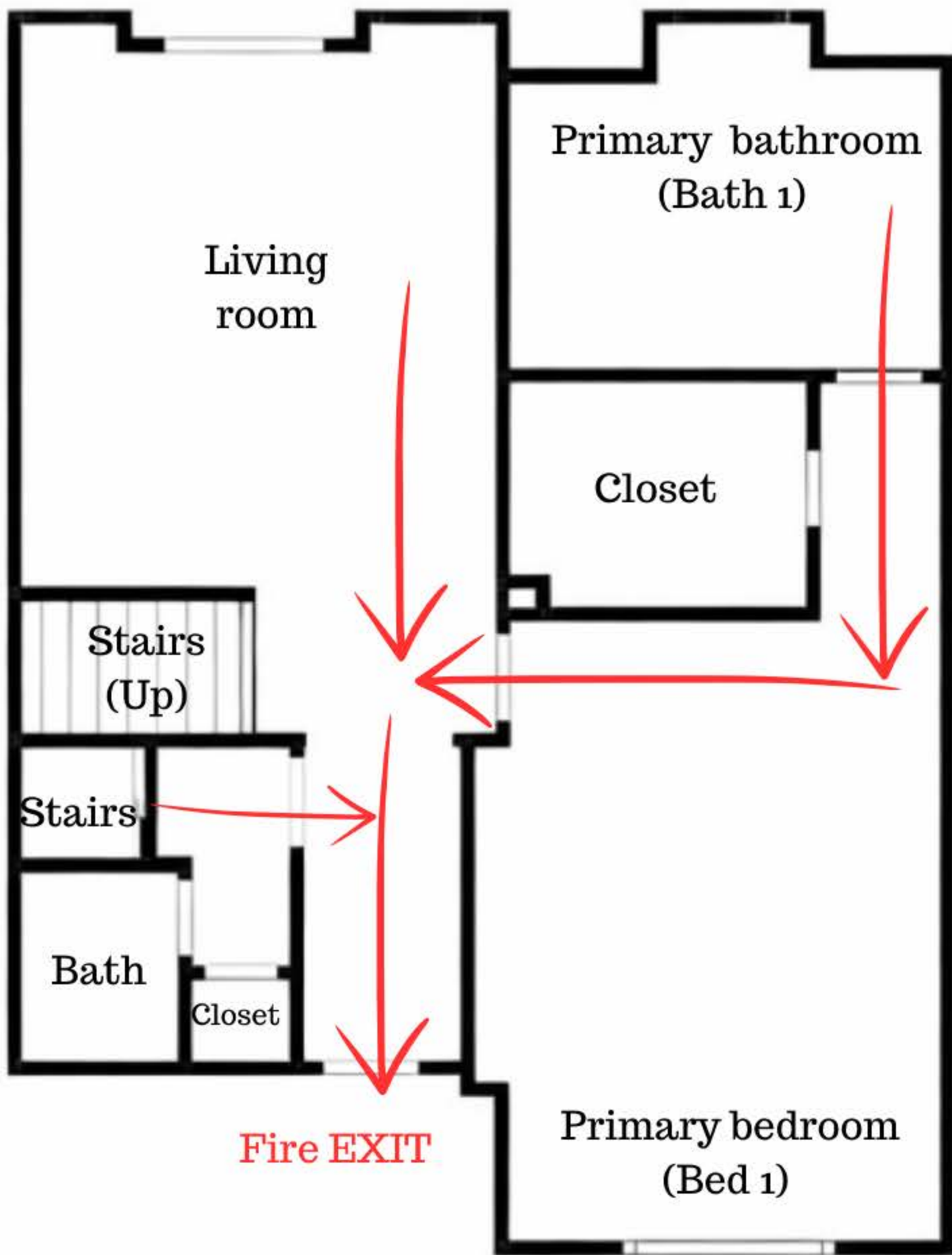
Basement (lowest level)



S Powell Ave

Evacuation Plan

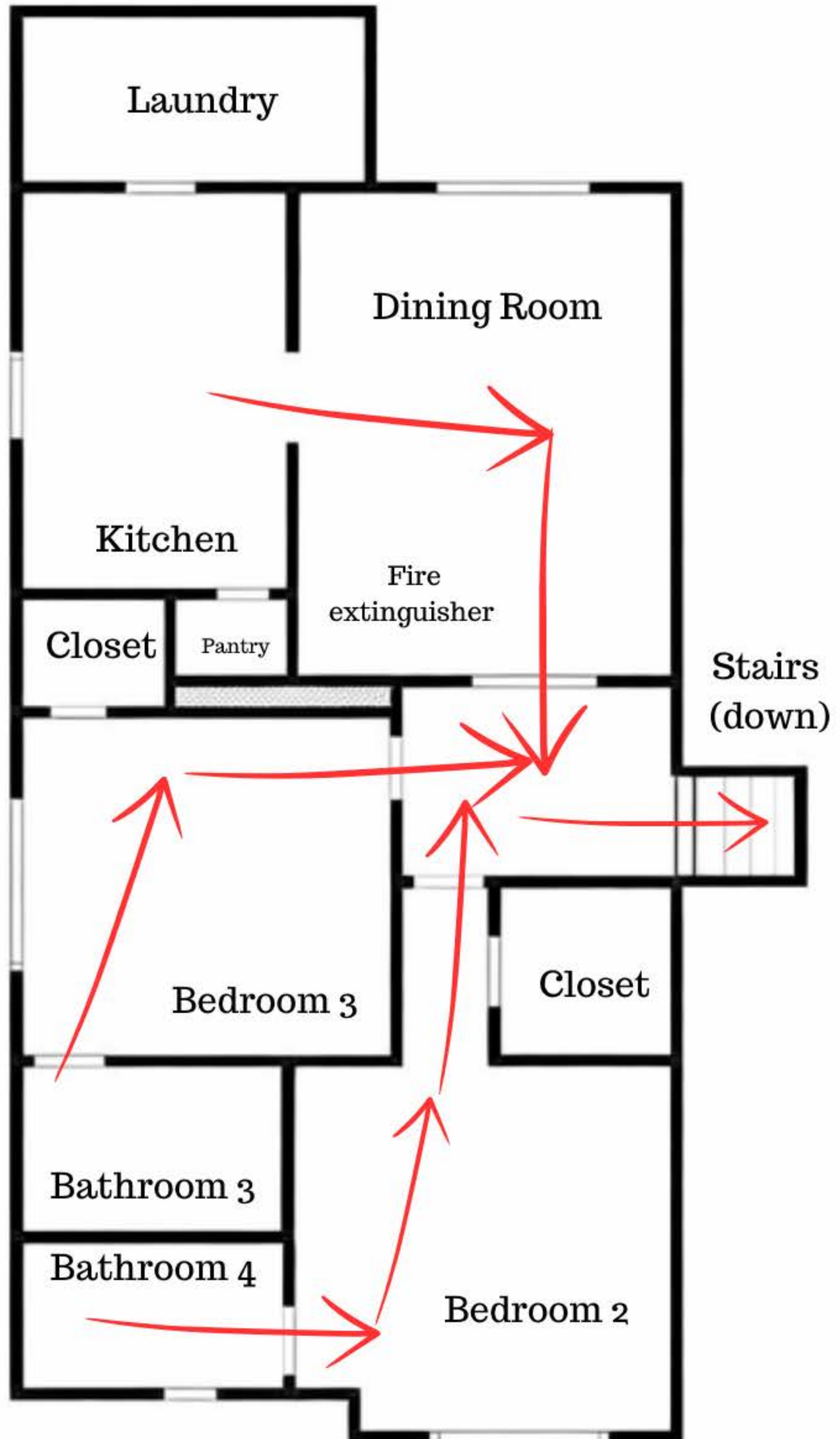
Floor 1 (Entry Level)



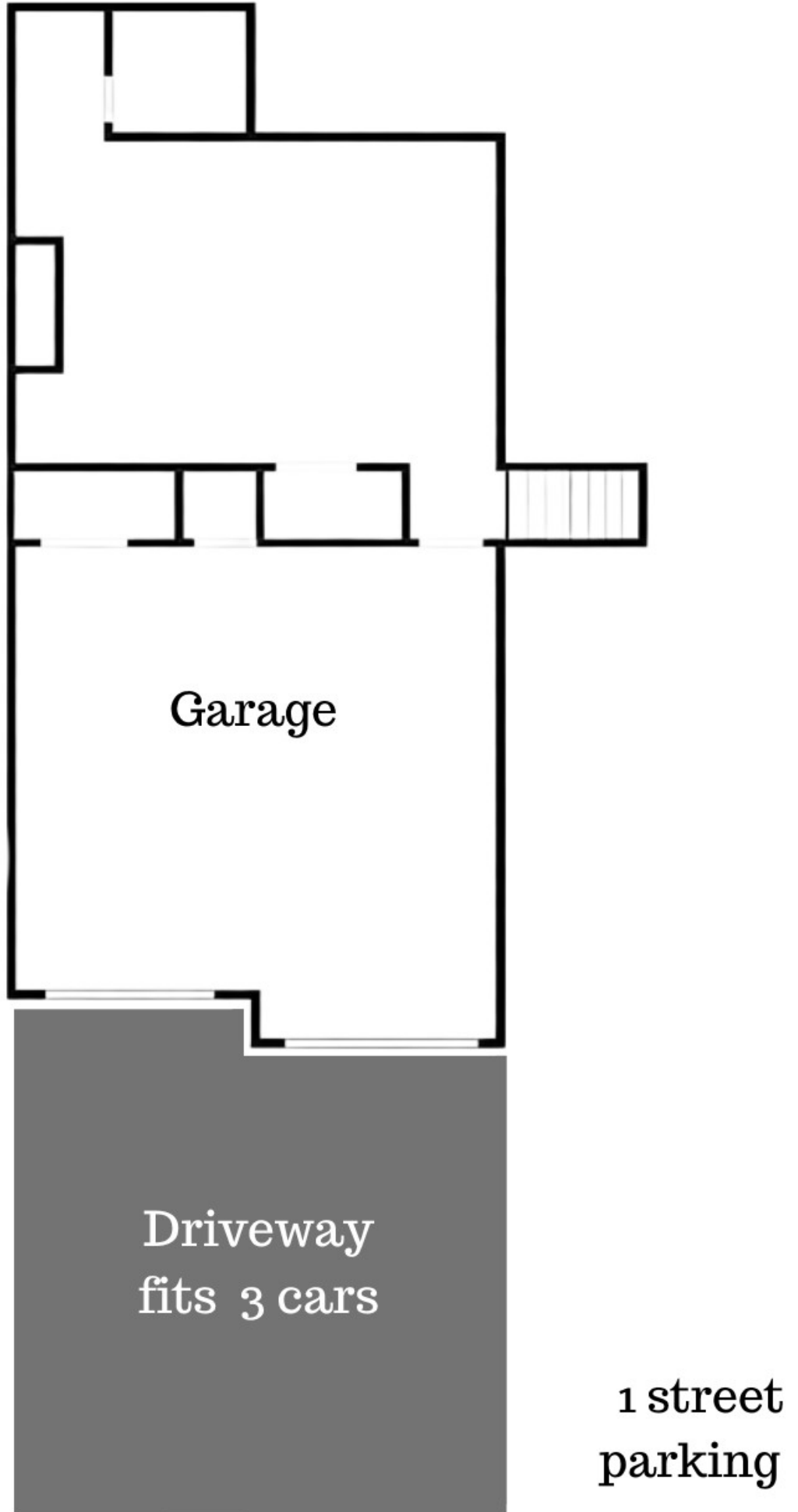
S Powell Ave

Evacuation Plan

Floor 2



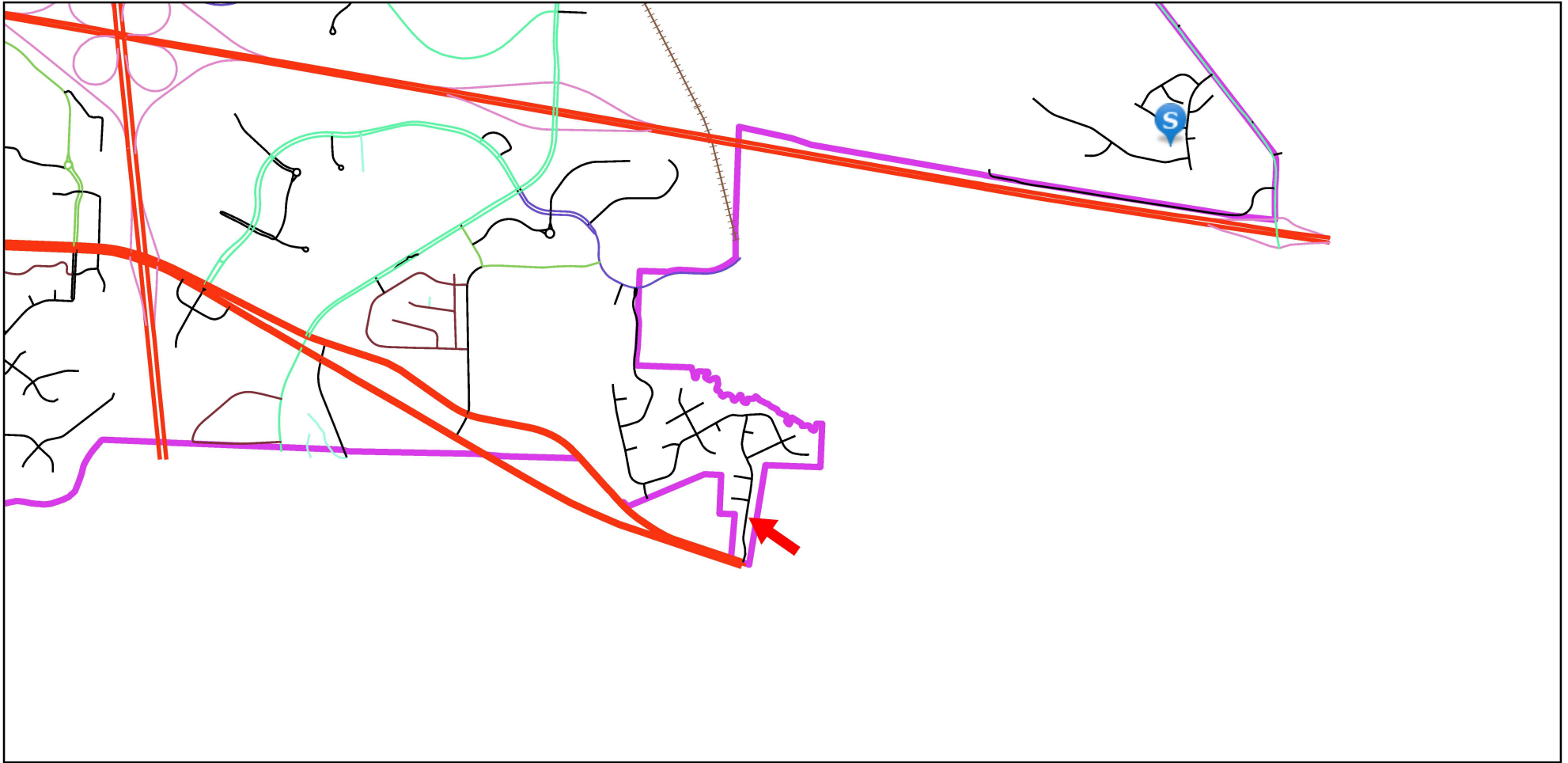
S Powell Ave



Nearest Short Term Rental

5217 S Powell Ave

Case #26-400-63



Legend

-  Short Term Rentals
-  City Limits
-  Subject Site

0 1,500 3,000 6,000 US Feet

Prepared For: Planning Commission
Meeting Date: June 9, 2026

