



Planning Commission

August 11, 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 – July 28, 2026**

CASE TO BE CONTINUED – Staff requests this case be continued to the August 25, 2026 meeting.

1. **Case 26-200-04 – Special Use Permit – 1717 S. Appleton Ave** – A request for a Special Use Permit to operate a tattoo shop.

PUBLIC HEARINGS

1. **Case 26-100-06 – Corrective Rezoning – 221 N. Crysler Avenue** – A request to rezone the property from C-2 (General Commercial) and R-30/PUD (High Density Residential/Planned Unit Development) to R-6 (Single Family Residential).
2. **Case 26-100-07 – Rezoning – 914 & 916 E. Frederick Street** – A request to rezone the property from R-30/PUD (High Density Residential/Planned Unit Development) to R-6 (Single Family Residential).
3. **Case 26-100-08 – Rezoning – 515 S. Powell Road** – A request to rezone the property

from R-12/PUD (Two-Family Residential/Planned Unit Development) to R-A (Residential-Agricultural).

OTHER BUSINESS

1. **Case 26-400-86 – Short-Term Rental – 16012 E 31st St S** – A request to operate a Short-Term Rental at the property.

ROUNDTABLE - NEXT MEETING AUGUST 25, 2026

ADJOURNMENT



Planning Commission Minutes

July 28, 2026 6:00 PM

20201 E Jackson Drive, Independence, MO 64057

CALL TO ORDER

A meeting of the Planning Commission was held on 7/28/2026 at 6:00 PM at 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, Jose Torres, Michael Young.

CONSENT AGENDA

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

1. Planning Commission Minutes – July 14, 2026

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

CASES TO BE CONTINUED - STAFF REQUESTS THESE CASES BE CONTINUED TO THE AUGUST 11, 2026 MEETING.

1. **Case 26-100-06 – Corrective Rezoning – 221 N. Chrysler Avenue** – A request to rezone the property from C-2 (General Commercial) and R-30/PUD (High Density Residential/Planned Unit Development) to R-6 (Single Family Residential).

Commissioner Edward Nesbitt made a motion to continue the case to the August 11, 2026

meeting. Commissioner Dan O'Neill seconded the motion. The motion was approved Yes 7, No 0, Abstained 0.

2. **Case 26-100-07 – Rezoning – 914 & 916 E. Frederick Street** – A request to rezone the property from R-30/PUD (High Density Residential/Planned Unit Development) to R-6 (Single Family Residential).

Commissioner Eric Ashbaugh made a motion to continue the case to the August 11, 2026 meeting. Commissioner Edward Nesbitt seconded the motion. The motion was approved Yes 7, No 0, Abstained 0.

OTHER BUSINESS

1. **Case 26-400-76 – Short-Term Rental – 630 N. Sioux Avenue** – 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

Marshall Barrett, 19315 Holke Road, father of the applicant, spoke on Isabella's behalf while she was out of town. He stated the short-term rental included exterior security cameras, noise monitoring, guest screening, house rules, and local property management located approximately six minutes away. He stated the property operated successfully during the FIFA events, received five-star reviews, and that a lawn maintenance issue had been resolved by changing lawn care providers.

Commissioners questioned the ownership and operation of the property. Staff explained the Planning Commission's decision was limited to the operation of the short-term rental and that property owner approval, lease agreements, and HOA restrictions are private civil matters not enforced through the City's land use process. Staff also confirmed they had the applicant's contact information for enforcement purposes.

Public Comments

Teresa Johnson, 624 N. Sioux Avenue, spoke in opposition. She stated she had lived next door since 1999 and expressed concerns regarding the property's history as a rental, including maintenance issues, prior tenant activity, and the potential impact of a short-term rental on neighborhood character and property values. She submitted photographs depicting the property's condition and requested the Commission deny the application. In response to Commissioner questions, she stated there was no current tenant but described prior incidents involving former tenants and stated the property had recently been mowed after concerns were raised.

Mr. Barrett responded that Isabella had only recently begun leasing the property and that concerns involving previous tenants predated her involvement. He stated the property would be maintained to a high standard, landscaping concerns would be addressed promptly, and the goal was to operate the short-term rental in compliance with City requirements while being a good neighbor. He also stated any issues with the tree shown in the photographs would be addressed.

Commissioner Comments

In response to Commissioner questions, staff stated they had previously received a complaint regarding tall weeds, notified the applicant, and observed that the property was promptly maintained. Staff also explained that if short-term rental operations ceased, the property could be used as a long-term rental with the appropriate landlord license. Staff further explained there is precedent for properties holding both approvals, distinguished the licensing requirements for short-term and long-term rentals, and discussed transient guest tax reporting and business license compliance.

Motion

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

2. **Case 26-400-77 – Short-Term Rental – 17101 E. Berry Lane** – 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

Marshall Barrett, 19315 Holke Road, speaking on behalf of the applicant, stated the applicant had corrected the issues discussed during the previous Planning Commission meeting by obtaining the required temporary short-term rental permit, installing exterior security cameras and noise monitoring equipment, enhancing guest screening procedures, and implementing stricter house rules. He stated the property had operated successfully during the FIFA World Cup period, received five-star reviews, and that the applicant remained committed to complying with City requirements and maintaining the property.

Public Comments

Jackie Davis, 1700 Baker Road, spoke in opposition, expressing concerns regarding neighborhood safety, continued short-term rental activity, remaining property maintenance issues, including gravel in the driveway and overgrown vegetation, and the impact on surrounding properties. In response to Commissioner questions, staff stated the reported maintenance concerns would be referred to a Property Maintenance Officer for review.

Mr. Barrett responded that the remaining gravel and any overgrown vegetation would be addressed. He explained the gravel was associated with driveway improvements and confirmed the property had continued operating under the previously approved temporary FIFA World Cup short-term rental permit.

Commissioner Comments

Commissioner O'Neill explained he would abstain from voting because he was acquainted with the property owner.

Motion

Commissioner Edward Nesbitt made a motion to approve the case. Commissioner Jose Torres seconded the motion. The motion was approved Yes 6, No 0, Abstained 1.

3. **Case 26-400-82 – Short-Term Rental – 813 S. Liberty Street** – 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

Doug Cheney, 712 SW Scherer Road, Lee's Summit, stated he and his wife purchased the property to operate as a short-term rental. He explained the property included exterior security cameras, noise monitoring, guest screening, and professional management to ensure compliance with City requirements. He stated the property operated successfully during the FIFA World Cup period and received five-star reviews.

Public Comments

John Anthony, 811 S. Liberty Street, spoke in opposition. He stated he was not opposed to a short-term rental but expressed concern the property had previously operated without the required approval. He acknowledged the property had been improved and that guests had not caused disturbances but stated neighboring residents remained concerned and submitted petitions that did not meet the protest threshold.

Mr. Cheney responded to concerns regarding the property's operation prior to approval. Mr. Glaser confirmed he had discussed the matter with Mr. Cheney, who held a landlord license but did not realize a separate short-term rental approval was required. Mr. Cheney stated Evolve would handle the transient guest tax requirements and assured the Commission the property would comply with all short-term rental requirements going forward.

Motion

Commissioner Dan O'Neill made a motion to approve the case. Commissioner Jose Torres

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

4. **Case 26-400-84 – Short-Term Rental – 230 S. Cedar Avenue** – A request to operate a Short-Term Rental at the property.

Staff Presentation

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

Applicant Comments

Raymond Zahed, 230 S. Cedar Avenue, spoke on behalf of the applicant. He stated the property had been updated and furnished for use as a short-term rental and included exterior security cameras and adequate off-street parking. He explained the applicant intended to manage the property herself upon returning from out of the country the following week.

In response to Commissioner Young's question, Mr. Zahed stated he, the applicant's son, and others would be available to respond to issues at the property if needed. Staff explained the applicant is required to provide current management contact information to the City and notify staff of any changes.

Public Comments

No public comments.

Commissioner Comments

Commissioner Nesbitt requested an additional condition requiring the applicant to provide two alternate contact phone numbers in the event the applicant is out of the country and unavailable to respond to issues at the property.

Motion

Commissioner Edward Nesbitt made a motion to approve the case with the added condition to provide additional phone numbers. Commissioner Michael Young seconded the motion. The motion was approved Yes 7, No 0, Abstained 0.

5. **Case 26-400-85 – Short-Term Rental – 3700 S. Randall Drive** – A request to operate a Short-Term Rental at the property.

Staff Presentation

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

Applicant Comments

Laura Jacobe, 12903 E. 58th Street, co-owner of the property, stated she and her mother intended to operate the property as a short-term rental. She explained the property included exterior security cameras, noise monitoring, smoke and carbon monoxide detectors, and adequate off-street parking. She stated the property had operated during the FIFA World Cup without issues, neighborhood contact information had been provided to adjacent property owners, and transient guest tax forms had been submitted. She further stated they intended to market the property primarily to families, sports fans, and visitors to the area.

Public Comments

No public comments.

Commissioner Comments

During discussion, the Commission clarified the maximum occupancy recommendation should be revised to allow eight adults and ten total occupants.

Motion

Commissioner Edward Nesbitt made a motion to approve the case with the amended condition allowing ten total occupants. Commissioner Virginia Ferguson seconded the motion. The motion was approved Yes 7, No 0, Abstained 0.

ELECTION OF OFFICERS - Chair & Vice-Chair**Chair**

Commissioner Edward Nesbitt made a motion to elect Commissioner Wiley as Chair. Commissioner Dan O'Neill seconded the motion. The motion was approved Yes 7, No 0, Abstained 0.

Vice-Chair

Commissioner Edward Nesbitt made a motion to elect Commissioner Ashbaugh as Vice-Chair. Commissioner Michael Young seconded the motion. The motion was approved Yes 7, No 0, Abstained 0.

ROUNDTABLE - NEXT MEETING AUGUST 11, 2026**ADJOURNMENT**

The meeting was adjourned at 7:35 p.m.

MEETING DATE: August 11, 2026

STAFF: Brian L. Harker, Planner

PROJECT NAME: 221 N. Crysler Avenue

CASE NUMBER/REQUEST: **Case 26-100-06 – Corrective Rezoning – 221 N. Crysler Avenue - A**
request to rezone property from C-2 (General Commercial) and R-30/PUD (High Density Residential/Planned Unit Development) to R-6 (Single-Family Residential).

APPLICANT: Samuel Gouldsmith

PROPERTY LOCATION: 221 N. Crysler Avenue

SURROUNDING ZONING/LAND USE:

- North:** C-2 (General Commercial) and R-30/PUD (High Density Residential/Planned Unit Development)...auto repair
- East:** O-1 (Residential-Office)...duplex
- South:** C-2 (General Commercial) and R-30/PUD (High Density Residential/Planned Unit Development)...single-family
- West:** R-30/PUD (High Density Residential/Planned Unit Development)...college

PUBLIC NOTICE:

- Letters to property owners – July 22, 2026
- Public Notice published in the Independence Examiner – July 25, 2026
- Signs posted on property – July 23, 2026

FURTHER ACTION:

Following action by the Planning Commission, this rezoning request is scheduled for first reading by the City Council on September 8, 2026 and the public hearing/second reading on September 21, 2026

RECOMMENDATION

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

PROJECT DESCRIPTION & BACKGROUND INFORMATION

PROJECT DESCRIPTION: A request to rezone the property from C-2 (General Commercial) and R-30/PUD (High Density Residential/Planned Unit Development) to R-6 (Single Family Residential).

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

Current Use: Single-Family Residential

Proposed Use: Single-Family Residential

Zoning History: 1965 - 2009: C-2 (General Commercial) and R-4 (High Density Residential)
2009 - Present: C-2 (General Commercial) and R-30/PUD (High Density Residential/Planned Unit Development)

Property History:

The property was annexed in Independence in 1851. Jackson County records indicate the property was platted in 1886 as part of Vernon Place. Its current legal description is the south 50 feet, of the north 100 feet of the west 150 feet of Lot 2. Upon adoption of the Zoning Ordinance in 1965, the city assigned the C-2 (General Commercial) zoning district designation to the eastern portion of the parcel and R-4 (High Density Residential) zoning district designation to the western portion of the parcel. Since the adoption of the Zoning Ordinance, the parcel has been assigned a dual zoning district classification.

Proposal:

The applicant proposes to continue the current legal nonconforming single-family residential use on the property. The property's existing structure was constructed (and is still used) as a single-family residence.

Physical Characteristics of Property:

The subject property is approximately 6,970 square feet in size and its 1,037-square foot structure is residential in character. There is an accessory garage in addition to the principal residential dwelling. The existing residential home is bungalow in style with an enclosed front porch. An asphalt driveway provides access to Chrysler Avenue.

Characteristics of the Area:

The subject property is located between an automobile repair business on 23rd Street and a row of small bungalows along Chrysler Avenue. Across Chrysler Avenue to the west is Graceland College.

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 preserve and stabilize existing residential neighborhoods.

Comprehensive Plan Tools and Policies for the Current Designation:

Imagine Independence 2040 designates a residential future land use classification for the parcel. This rezoning proposal is supported by Imagine Independence 2040's guiding principle to preserve and stabilize existing residential neighborhoods.

Sub-Area Plan:

The subject site is located within the Downtown Redevelopment Area plan (not to be confused with the Square Area Plan). The proposed rezoning conforms with the plan's effort to preserve existing single-family residential neighborhoods.

Zoning:

The subject property does not conform with its zoning district designation being single-family residential is use. The home was constructed prior to the adoption of the Zoning Ordinance and the end of pyramid zoning in 1980 that created the legal nonconforming status. The proposed rezoning would ensure the continued use of the home as constructed.

Public Utilities:

All public utilities are already in place in nearby easements and rights-of-way.

Floodplain/Stream Buffer:

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

CIP Investments:

There are 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.

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 Downtown Redevelopment Area (not to be confused with the Square Area Plan). The proposed rezoning conforms with the plan's effort to preserve existing single-family residential neighborhoods.

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 area is R-30/PUD. The proposed R-6 zoning is compatible with the use of nearby properties.

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

The proposed R-6 zoning is compatible with the 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 R-6 will eliminate a legal nonconformity that makes financing the existing residence difficult.

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

The subject site has been used as single-family residence for decades.

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 with the uses and character of the surrounding neighborhood.

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 owner will have difficulty refinancing his property.

EXHIBITS

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

COVER LETTER SUMMARY

Formal Action Plan for Property Rehabilitation and Regulatory Compliance Crysler Avenue Portfolio – Independence, Missouri

Properties Covered:

221 N Crysler Ave., Independence MO 64050

To:

City of Independence, Missouri
Community Development Department
Code Enforcement Division

Subject: Request for Rezoning of Property on Crysler Avenue to Residential Use

To Whom It May Concern:

I am writing to respectfully request that the property located at 221 N Crysler Ave., Independence MO 64050, Independence, Missouri, be rezoned from its current commercial classification to a residential classification.

This property has been used as a residential dwelling for many years and has continuously served as a residence rather than a commercial business location. Although the current zoning designation is commercial, the actual use of the property has been residential in nature and remains consistent with the surrounding neighborhood character.

The commercial zoning designation is creating significant challenges for the property owner. Specifically, it is preventing us from refinancing the property through conventional residential lending programs. Lenders generally require the zoning classification to match the property's primary use, and the current commercial designation limits financing options despite the property's long-standing residential occupancy.

Rezoning the property to a residential classification would accurately reflect its historic and current use, support continued residential occupancy, and allow the property owner to obtain appropriate financing for maintenance and improvements. This change would also help preserve the property as a well-maintained residence and contribute positively to the surrounding community.

We respectfully ask the City of Independence to consider this request and approve the rezoning of the property to a residential designation. We appreciate your time and consideration and are available to provide any additional information that may assist in the review process.

Thank you for your attention to this matter.

Sincerely,

Samuel Gouldsmith

Chief Operations Officer

Authorized Signature

Gouldsmith Acquisitions

Name: _____

Title: _____

Date: _____

Signature: _____

Notary Acknowledgment

State of Missouri

County of _____

Subscribed and sworn before me on this _____ day of _____, 20
by _____.

Notary Public: _____

My Commission Expires: _____

Seal:

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

221 N Crysler Ave

Project Name

221 N Crysler Ave., Independence MO 64050

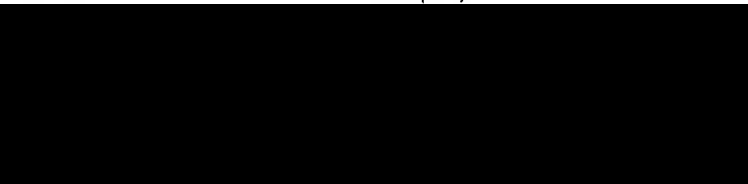
Project Address/Location

1,127	.16	1	NO
Sq. Ft. of Building	Acreage	Number of Lots/Tracts	Stream Buffer (Yes or No)
C-1 (Neighborhood Commerci	R-1 (Single-Fam Residential)	Single Family House	Single Family House
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		Owner	
Samuel Gouldsmith	Gouldsmith Acquisitions LLC	Noah Gouldsmith	Gouldsmith Acquisitions LLC
Name	Company	Name	Company
			

Architect/Engineer/Surveyor/Other: _____

Name _____ Company _____

Address _____

Phone _____ Email _____

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

Sam Gouldsmith 2026-05-19

Applicant's Signature Date

Architect/Engineer/Surveyor/Other: _____

Name _____ Company _____

Address _____

Phone _____ Email _____

Noah Gouldsmith 2026-05-19

Owner's Signature Date

Property Owner Notification Letter

City of Independence, Missouri

Date: 2026-07-21

Case No. 26-100-06

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 property from Commercial to Residential to match property use.

Applicant: Samuel Gouldsmith

Location of Property: 221 N Crysler Ave Independence Mo 64050

Planning Commission Meeting Date: Aug 11th, 20²⁶, at 6:00 p.m.

City Council Meeting Date: Sep 21st, 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.
Sam Gouldsmith

Sam Gouldsmith

Applicant (or Owner/Agent)

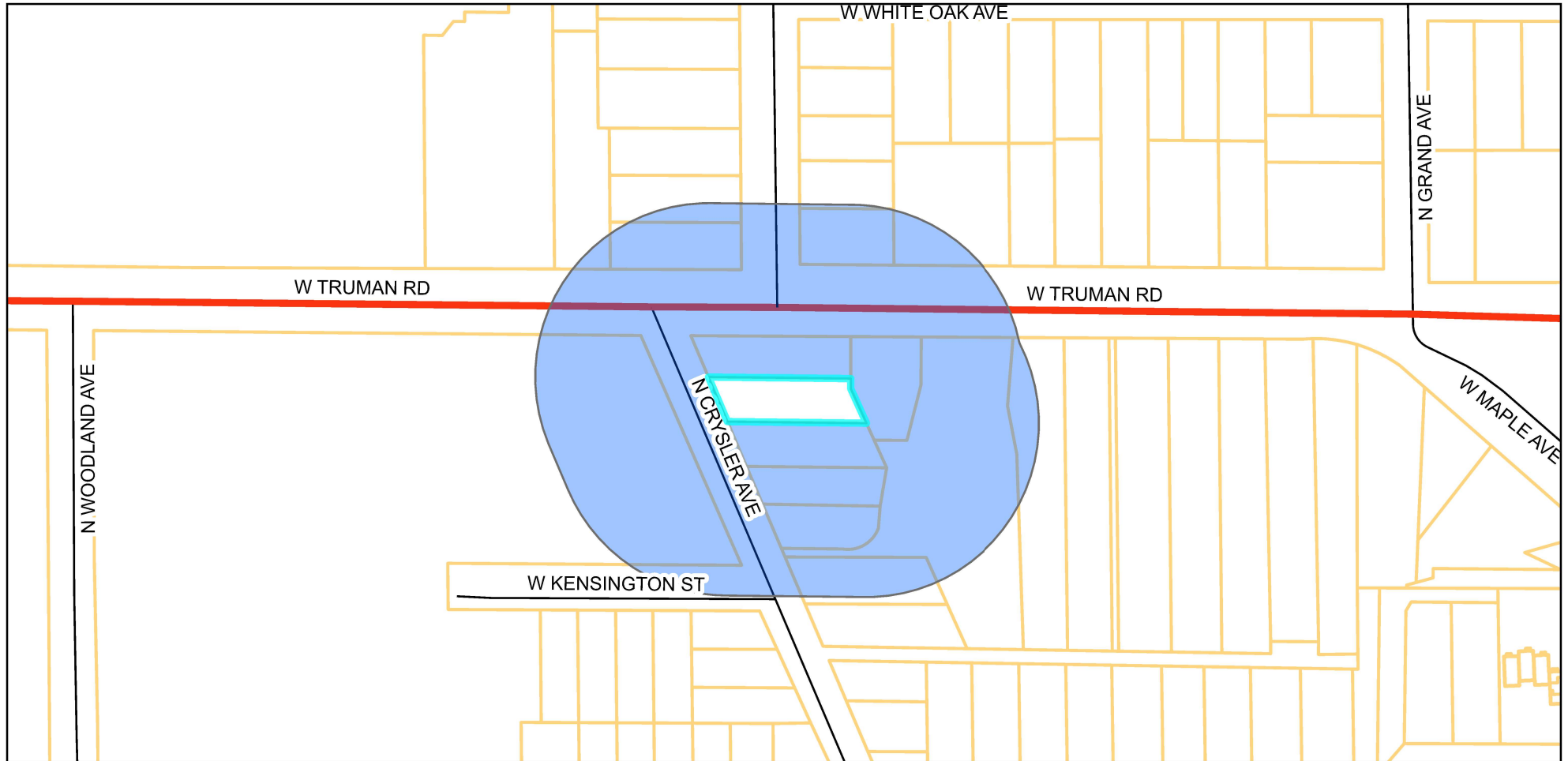
For more information, contact the Community Development Department at 816-325-7421.

Parcel ID	Property Address	Property Owner	Owner Address	City	State	ZIP Code
26-340-05-85-00-0-00-000	1125 W TRUMAN RD	1125 TRUMAN RD	116 S PLEASANT ST	INDEPENDENCE	MO	64050
26-330-02-37-00-0-00-000	1401 E TRUMAN RD	RLDS/CHURCH OF JESUS CHRIST	1001 W WALNUT ST	INDEPENDENCE	MO	64050
26-340-05-17-00-0-00-000	211 N CRYSLER AVE	BAGUINON ABEGAYLE & CHRISTOPHER	1860 A LANIKEHA PL	PEARL CITY	HI	96782
26-340-05-15-00-0-00-000	1217 W TRUMAN RD	SIMON JAIME & CORY	3042 S NOVERA WAY	MERIDIAN	ID	83642
26-320-20-27-00-0-00-000	1308 W TRUMAN RD	PENNER GLEN & BETTY J TRUSTEE	10130 ELMONTE OVERLAND	PARK	KS	66207
26-320-20-28-00-0-00-000	310 N CRYSLER AVE	STEELE THOMAS	310 N CRYSLER	INDEPENDENCE	MO	64050
26-310-26-14-00-0-00-000	305 N CRYSLER AVE	PINK HILL PROPERTIES LLC	32202 E PINK HILL RD	GRAIN VALLEY	MO	64029
26-340-05-14-00-0-00-000	221 N CRYSLER AVE	GOULDSMITH ACQUISITIONS LLC	1204 S POWAHATAN DR	INDEPENDENCE	MO	64057
26-310-26-15-00-0-00-000	1220 W TRUMAN RD	NEW EARTH PROPERTIES LLC	31605 E BURGESS RD	BUCKNER	MO	64016
26-310-26-26-00-0-00-000	1212 W TRUMAN RD	MEDLEY SMILES LLC	1212 W TRUMAN RD	INDEPENDENCE	MO	64050
26-340-05-19-00-0-00-000	203 N CRYSLER AVE	SECRETARY OF VETERANS AFFAIRS	3401 W END AVE STE 760W	NASHVILLE	TN	37203
26-340-05-20-00-0-00-000	123 N CRYSLER AVE	JAVA LLC	1050 E 2ND ST STE 356	EDMOND	OK	73034
26-340-05-18-00-0-00-000	207 N CRYSLER AVE APT B	MAIN CRYSLER CARLISLE LLC	16657 E 23RD ST S STE 213	INDEPENDENCE	MO	64055
26-340-05-13-00-0-00-000	1223 W TRUMAN RD	KC AUTO SOLUTIONS LLC	551 SARAH LN	LIBERTY	MO	64068
26-320-20-26-00-0-00-000	1314 W TRUMAN RD	PENNER GLEN & BETTY J TRUSTEE	10130 ELMONTE OVERLAND	PARK	KS	66207
26-340-05-55-01-0-00-000	1215 W TRUMAN RD	SPECIAL NEIGHBORS INC	9150 E 41ST TER	KANSAS CITY	MO	64133

Notification Area Map

221 N Crysler Ave

Case #26-100-06



 Notification Area
 Parcels

0 75 150 300 US Feet


Prepared For: Planning Commission
Meeting Date: July 28, 2026



Appendix C - Property Owner Notification Affidavit

STATE OF MISSOURI

COUNTY OF JACKSON

Case No. 26-100-06

I, Samuel Gouldsmith, 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 22nd day of July, 2026.

[Signature]
Signature of Agent, Owner or Attorney

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

[Signature]
Notary Public

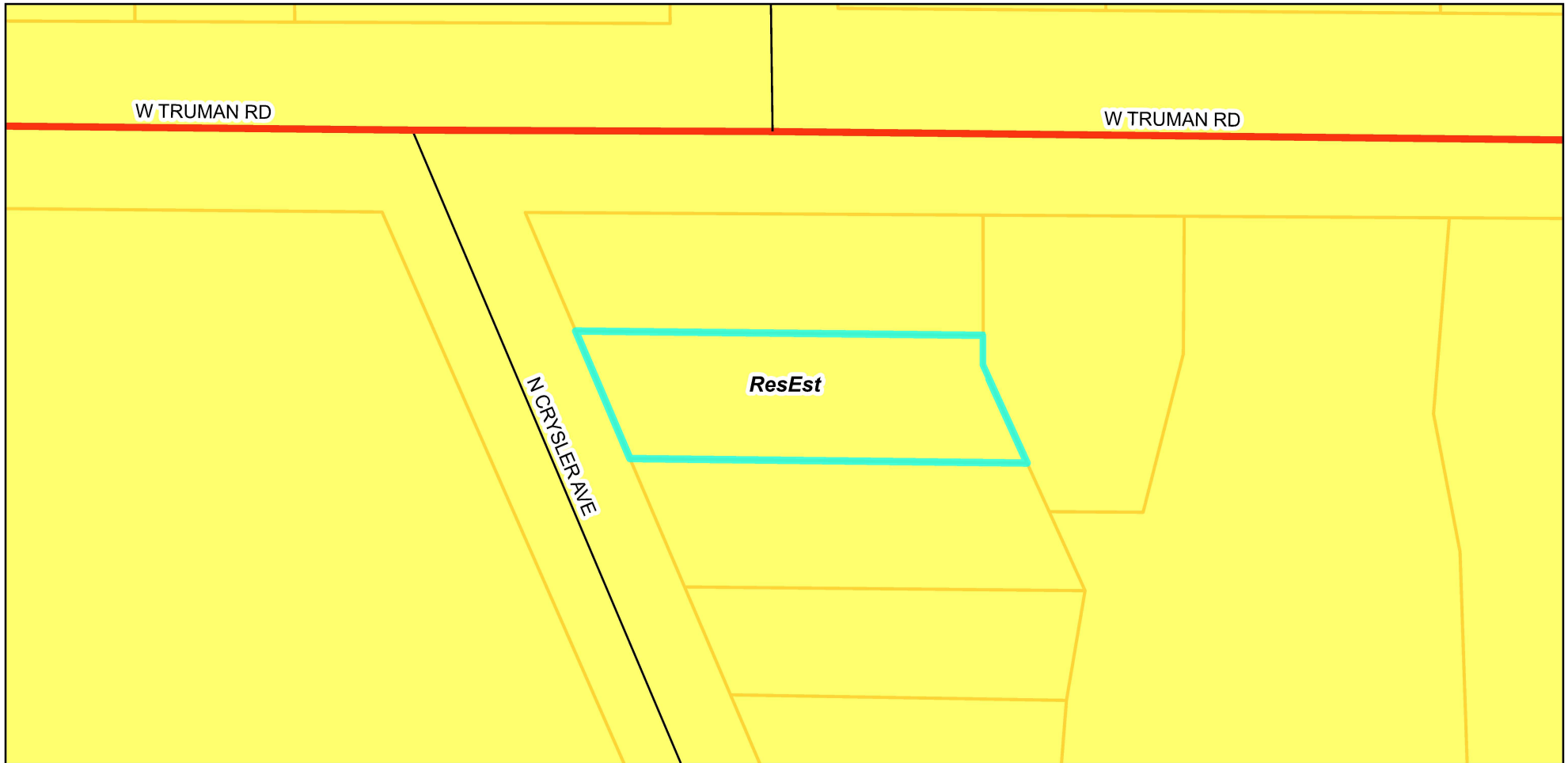


01/24/2029
Commission Expiration Date

Comprehensive Plan

221 N Crysler Ave

Case #26-100-06



 Parcels

Comprehensive
Plan

 Residential
Neighborhoods

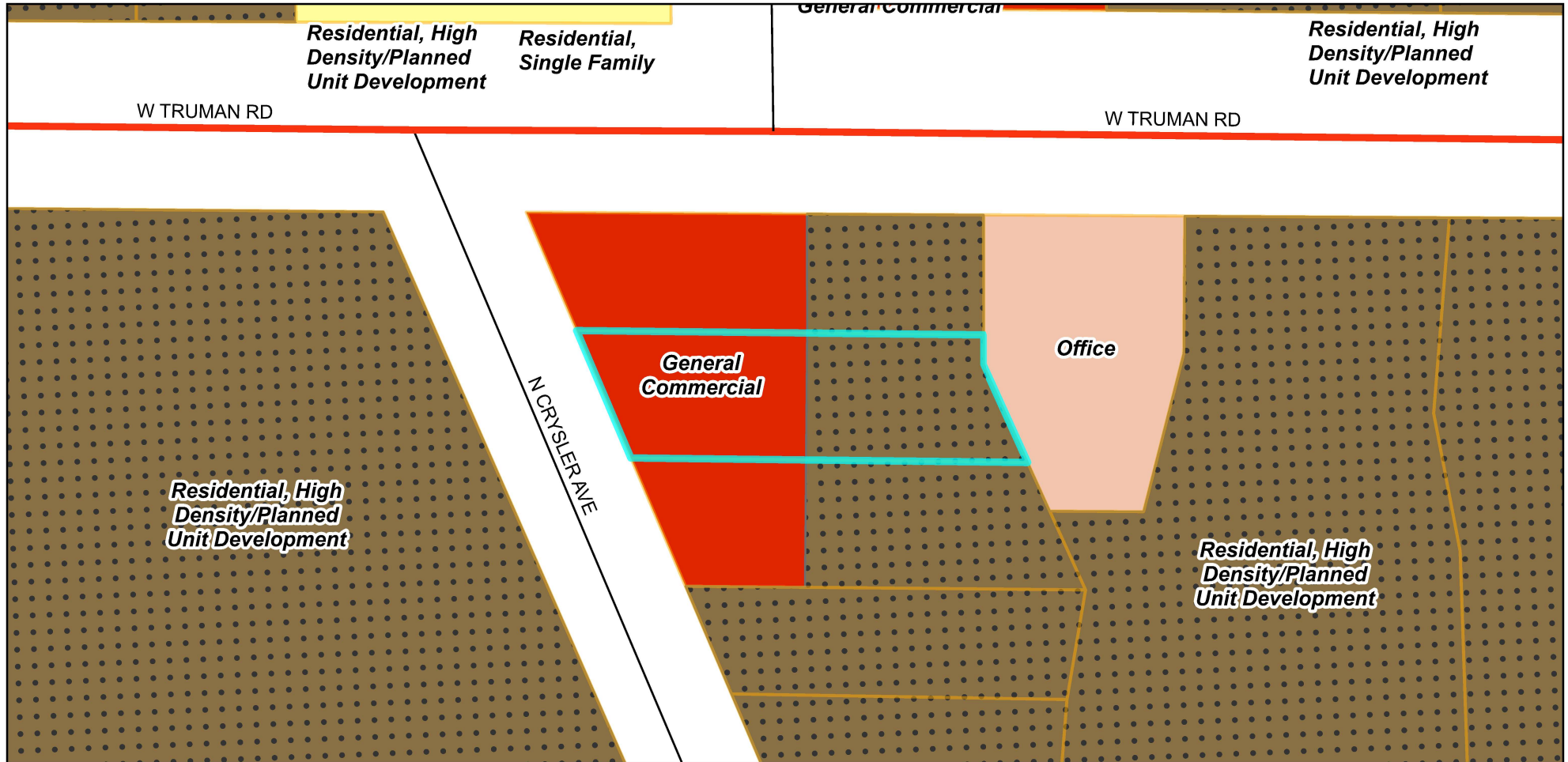
Prepared For: Planning Commission
Meeting Date: July 28, 2026



Zoning Map

221 N Crysler Ave

Case #26-100-06



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

Prepared For: Planning Commission
Meeting Date: July 28, 2026



MEETING DATE: August 11, 2026

STAFF: Gabe Glaser, Planner

PROJECT NAME: Frederick Street Rezoning

CASE NUMBER/REQUEST: **Case 26-100-07 – Rezoning – 914 & 916 E. Frederick Street** – A request to rezone the property from R-30/PUD (High Density Residential/Planned Unit Development) to R-6 (Single Family Residential).

APPLICANT: Joren Branstetter

PROPERTY LOCATION: 914 & 916 E Frederick St

SURROUNDING ZONING/LAND USE:

North: R-30/PUD(High Density Residential/Planned Unit Development)...
Apartments and Single-Family Residence
East: R-30/PUD...Multiplex
South: R-30/PUD...Single Family Residence
West: R-30/PUD...Single Family Residence

PUBLIC NOTICE:

- Letters to property owners – July 8, 2026
- Public Notice published in the Independence Examiner – July 11, 2026
- Signs posted on property – July 10, 2026

FURTHER ACTION:

Following action by the Planning Commission, this rezoning request is scheduled for first reading by the City Council on September 8, 2026 and the public hearing/second reading on September 21, 2026

RECOMMENDATION

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

PROJECT DESCRIPTION & BACKGROUND INFORMATION

PROJECT DESCRIPTION: A request to rezone the property from R-30/PUD (High-Density Residential/Planned Unit Development) to R-6 (Single-Family Residential).

Current Zoning: R-30/PUD

Proposed Zoning: R-6

Current Use: Vacant Land

Proposed Use: Single-Family Dwellings

Zoning History: 1965 – 1980: R-4 (Apartments)

1980 - 2009: R-4 (High Density Residential)

2009 - Present: R-30/PUD (High Density Residential/Planned Unit Development)

Property History:

The South Orchard Home subdivision was recorded with Jackson County in 1887 but wasn't annexed to Independence until 1948. Upon adoption of the Zoning Ordinance in 1965, the city assigned a R-4 (Apartments) zoning district designation to the subject site. Since the adoption of the Zoning Ordinance, the subject site has been assigned a multi-family residential zoning district designation. Available County and City records do not indicate that the property has ever been developed.

Proposal:

The applicant proposes to build two single-family homes at the subject site, but its current zoning district designation does not permit single-family dwellings.

Physical Characteristics of Property:

The subject property is comprised of two (2) lots within the South Orchard Home subdivision, totaling +/-15,246 of area. The parcel is mostly open with a combination of grass-covered areas and scattered mature trees.

Characteristics of the Area:

The subject site is located within a residential area characterized by a variety of residential land uses. Multiplexes, apartments, duplexes, and single-family dwellings are all found in proximity to this site.

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 achieve livability, choice, access, health and safety through a quality-built environment by stabilizing and revitalizing neighborhoods. The proposed rezoning will allow infill development in an established neighborhood.

Comprehensive Plan Tools and Policies for the Current Designation:

Imagine Independence 2040 designates a residential future land use classification for the subject site. This rezoning proposal is supported by Imagine Independence 2040's land use building block to foster redevelopment opportunities within the City and to revitalize unused or underused property. This building block is supported by a guiding principle to improve and maintain housing stock in established neighborhoods.

Sub-Area Plans:

The subject site is not located within any sub area plans.

Zoning:

The current zoning district designation does not permit single family dwellings, and the proposed rezoning will allow the site to be developed as desired by the applicant.

Public Utilities:

All utilities are available on the subject site. Utility connections will be reviewed as part of any building permit application.

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 improve and maintain housing stock in established neighborhoods.

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 not located within any sub area plans.

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

The property is located within a multi-family zoning district that is characterized by a multitude of residential land uses. This proposed rezoning does fit within the character of the surrounding area.

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

The proposed R-6 (Single-Family Residential) zoning classification 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.

Available City and County records do not indicate the property ever having been developed. Rezoning the property will permit the development of single-family homes as desired by the applicant.

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

Available City and County records do not indicate the property has ever been developed.

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 developed as proposed by the applicant.

EXHIBITS

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



GARD HORIZON, LLC

LAND SURVEYING ~ HOUSE PLAN & BUILDING PERMIT SERVICES

June 3, 2026

City of Independence
20201 East Jackson Drive
Independence, MO 64057

RE: Rezoning application cover

To Whom it May Concern:

The accompanying rezoning application is for the purpose of changing the zoning of the property located at 914 E. Frederick and 916 E. Frederick (proposed) and described as:

"All of Lots 1 and 2, SOUTH ORCHARD HOME, a subdivision in Independence, Jackson County, Missouri"

From R-30 PUD to R-12 for the purposed of constructing a new single family home on each lot.

Respectfully submitted

For: Joren Branstetter, New Life Custom Construction LLC

Erwin W. Gard, PLS,CET
Gard Horizon, LLC

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

914 E. Frederick St & 916 E. Frederick St (Proposed), Independence, MO

Project Address/Location

	0.35	2	No
Sq. Ft. of Building	Acreage	Number of Lots/Tracts	Stream Buffer (Yes or No)
R-30/PUD	R-12	Vacant	Single family
Existing Zoning	Proposed Zoning	Existing Land Use	Proposed Land Use

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

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

Contact Information

Applicant

Joren Branstetter New Life Custom Construct

Name Company

~~Architect/Engineer/Surveyor/Other:~~

Erwin W. Gard, PLS-CET Gard Horizon, LLC

Name Company

Phone Email

Owner

Same

Name Company

Address

Phone Email

~~Architect/Engineer/Surveyor/Other:~~

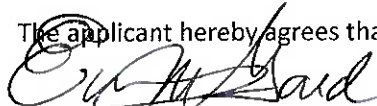
N/A

Name Company

Address

Phone Email

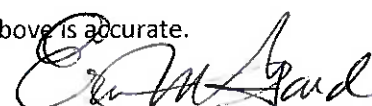
The applicant hereby agrees that the information provided above is accurate.



Applicant's Signature
for: Joren Branstetter

6/03/2026

Date



Owner's Signature
for: Joren Branstetter

6/03/2026

Date

PROPERTY OWNER NOTIFICATION LETTER

CITY OF INDEPENDENCE, MISSOURI

Date: 07/23/26

Case No. 26-100-07

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: Proposed rezoning for construction of
single-family homes

Applicant: Joren Branstetter

Location of Property: 914-916 E Frederick St

Planning Commission Meeting Date: August 11, 20 26, at 6:00 p.m.

City Council Meeting Date: September 21, 20 26, 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.



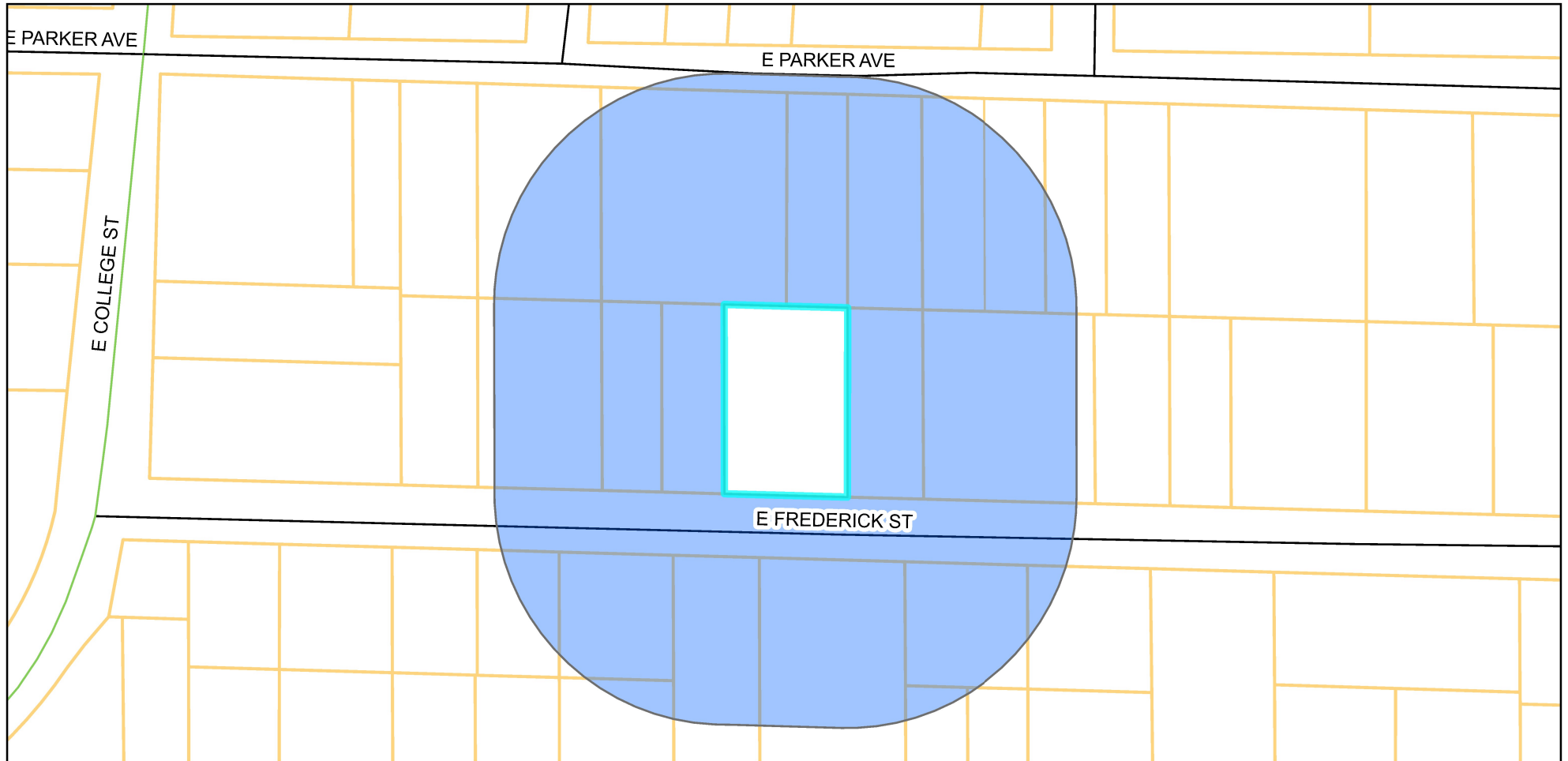
Applicant (or Owner/Agent)

Parcel ID	Property Address	Property Owner	Owner Address	City	State	ZIP Code
26-120-04-24-00-0-00-000	1001 E FREDERICK ST	LAND TRUST OF JACKSON COUNTY MISSOURI	4035 CENTRAL ST	KANSAS CITY	MO	64111-2207
26-120-04-23-00-0-00-000	1022 E T C LEA RD	RUSSELL WILLIAM A & REBECCA D	1022 T C LEA RD	INDEPENDENCE	MO	64050
26-120-04-08-02-1-00-000	1032 E T C LEA RD	HORNER JOHN A & HEMDAH SALONIMER	1032 T C LEA RD	INDEPENDENCE	MO	64050
26-120-04-08-02-2-00-000	1036 E T C LEA RD	SANCHEZ CRUZ	1036 T C LEA RD	INDEPENDENCE	MO	64050
26-120-03-32-00-0-00-000	912 E FREDERICK ST	MANIN LOIS M	99-559 KAHOLI PL	AIEA	HI	96701
26-120-04-08-01-0-00-000	1027 E FREDERICK ST	SANCHEZ VALERIANO	1027 FREDERICK	INDEPENDENCE	MO	64050
26-120-04-25-00-0-00-000	1020 E T C LEA RD	LAND TRUST OF JACKSON COUNTY MISSOURI	4035 CENTRAL ST	KANSAS CITY	MO	64111-2207
26-120-03-16-00-0-00-000	1105 E PARKER AVE	SIMPLE LIFE LLC	PO BOX 11454	OVERLAND PARK	KS	66207
26-120-03-35-00-0-00-000	1026 E FREDERICK ST	9313 E 18TH STREET S ET AL LLC	PO BOX 12	BUCKNER	MO	64016
26-120-03-31-00-0-00-000	910 E FREDERICK ST	UPTON EMMA JO	4527 24TH ST APT 212	GREELEY	CO	80634
26-120-03-18-00-0-00-000	1027 E PARKER AVE	SAANOL PROPERTIES LLC	1027 E PARKER AVE	INDEPENDENCE	MO	64050
26-120-03-33-00-0-00-000	914 E FREDERICK ST	NEW LIFE RENTALS LLC	2003 N PONCA DR	INDEPENDENCE	MO	64058
26-120-03-20-00-0-00-000	1011 E PARKER AVE	PENNISTON GEORGE D & SHARI LEE	1011 E PARKER	INDEPENDENCE	MO	64050
26-120-03-19-01-0-00-000	1023 E PARKER AVE UNIT B	STOREY AND SONS LLC	4814 S CLIFF CT	INDEPENDENCE	MO	64055
26-120-04-09-00-0-00-000	1028 E T C LEA RD	FRANKE SHAWN NATHAN	1028 T C LEA RD	INDEPENDENCE	MO	64050
26-120-03-19-02-0-00-000	1021 E PARKER AVE	STOREY AND SONS LLC	4814 S CLIFF CT	INDEPENDENCE	MO	64055
26-120-03-30-00-0-00-000	1000 E FREDERICK ST	FOX LESLIE & KATHLEEN	1000 E FREDERICK ST	INDEPENDENCE	MO	64050
26-120-04-07-00-0-00-000	1101 E FREDERICK ST	AGRAWAL NAMRATA BATRA	1522 MARCIE CIR	SOUTH SAN FRANCISCO	CA	94080
26-120-03-21-00-0-00-000	925 E PARKER AVE	COLE CHARLES W & PATRICIA ANN-TRUST	4316 DOVER	INDEPENDENCE	MO	64055
26-120-03-17-00-0-00-000	1029 E PARKER AVE	ARF 4 LLC	16657 E 23RD ST S STE 370	INDEPENDENCE	MO	64055
26-120-04-11-01-0-00-000	925 E FREDERICK ST	EAST PARK VILLAGE LLC	1426 HWY TT	BATES CITY	MO	64011
26-120-03-34-00-0-00-000	920 E FREDERICK ST	DRAVES PHILLIP D	28606 E 24 HWY	BUCKNER	MO	64016

Notification Area Map

914 E Frederick St

Case #26-100-07



 Notification Area
 Parcels

0 75 150 300 US Feet


Prepared For: Planning Commission
Meeting Date: July 28, 2026



Property Owner Notification Affidavit

STATE OF MISSOURI

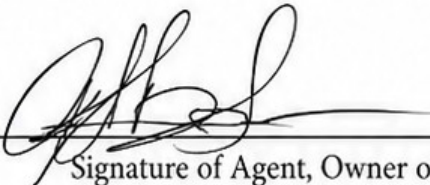
COUNTY OF JACKSON

Case No. 26-100-07

I, Joren Branstetter 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 23rd day of July, 2026.



Signature of Agent, Owner or Attorney

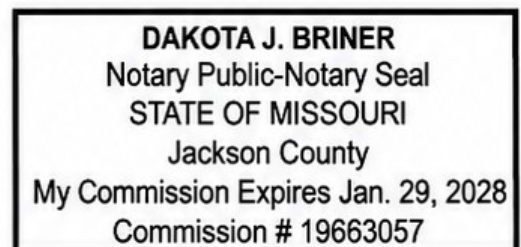
Subscribed and sworn to before me this 29 day of July, 2026.



Notary Public

1/29/2028

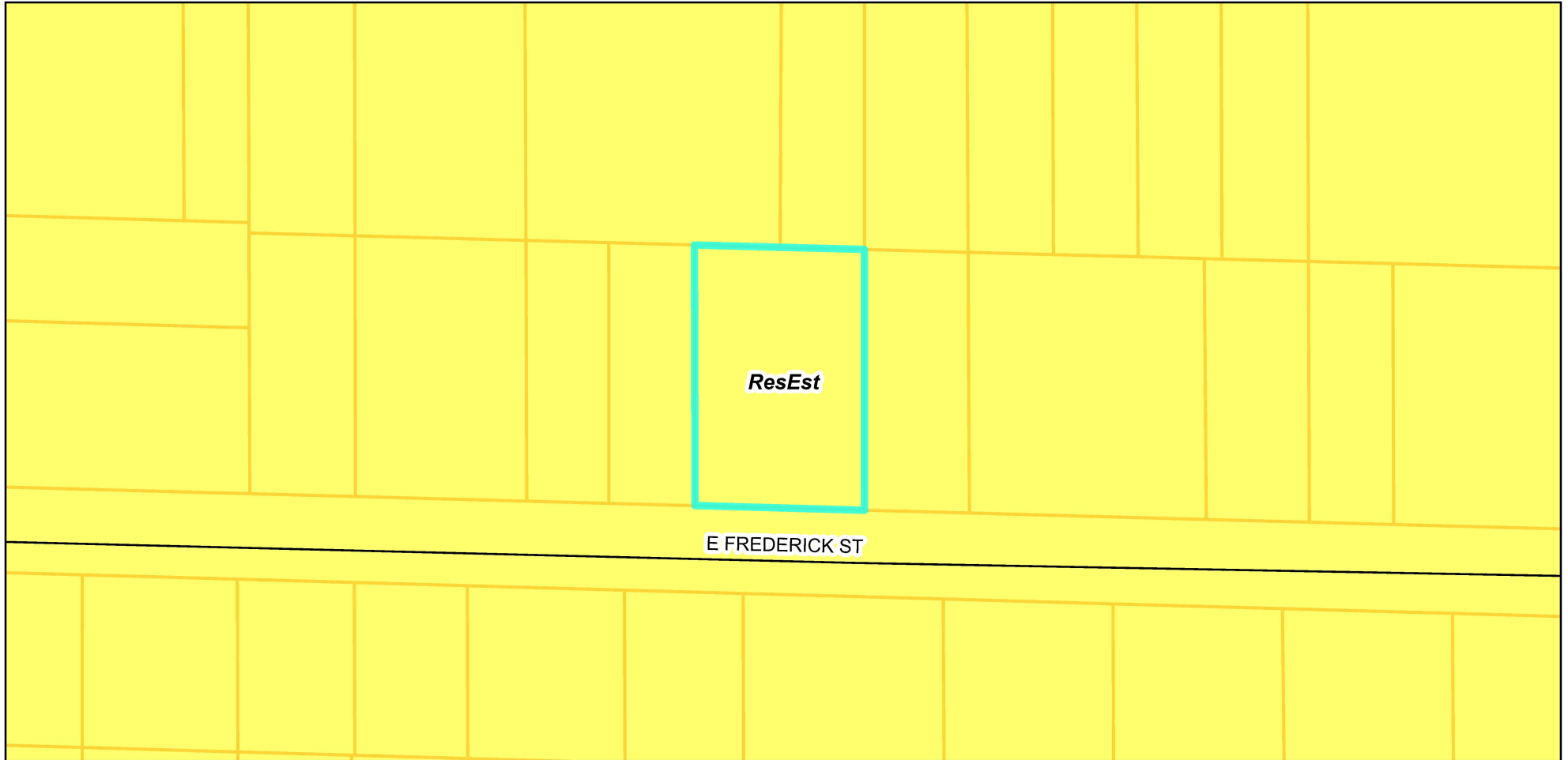
Commission Expiration Date



Comprehensive Plan

914 - 916 E Frederick St

Case #26-100-07



 Parcels

Comprehensive
Plan

 Residential
Neighborhoods

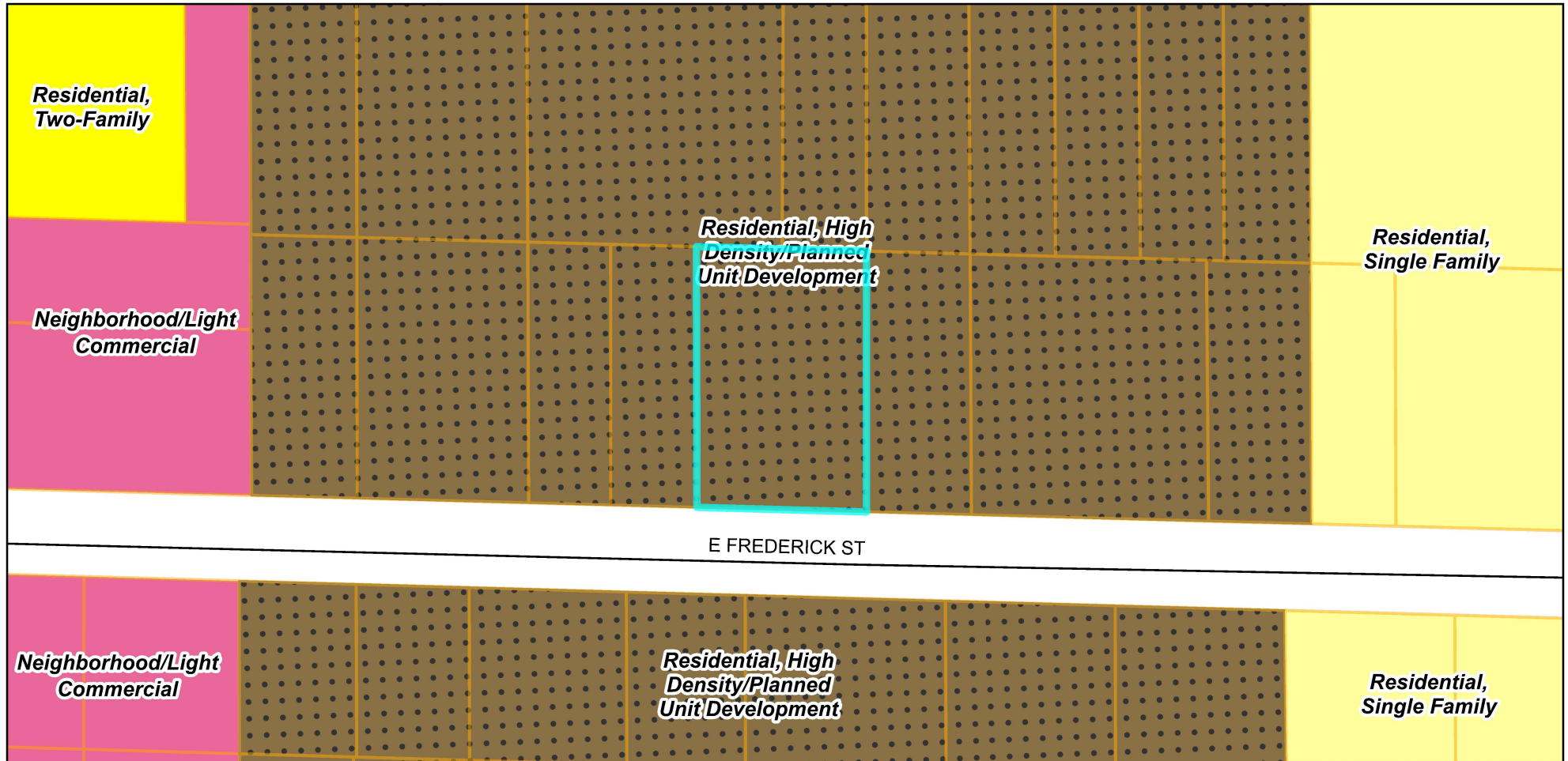
Meeting Date: August 11, 2026
Prepared For: Planning Commission



Zoning Map

914 - 916 E Frederick St

Case #26-100-07



-  Parcels
- Zoning District**
-  C-1
-  R-12
-  R-30/PUD
-  R-6

Meeting Date: August 11, 2026
Prepared For: Planning Commission



MEETING DATE: August 11, 2026

STAFF: Gabe Glaser, Planner

PROJECT NAME: Wysiwyg Agriculture

CASE NUMBER/REQUEST: **Case 26-100-08 – Rezoning – 515 S. Powell Road** – A request to rezone the property from R-12/PUD (Two-Family Residential/Planned Unit Development) to R-A (Residential-Agricultural)

APPLICANT: Ryan Jennings

PROPERTY LOCATION: 515 S Powell Rd

SURROUNDING ZONING/LAND USE:

North: R-12/PUD (Two Family Residential/Planned Unit Development)...Vacant Land
East: R-6 (Single-Family Residential)...Vacant Land
South: R-6 (Single-Family Residential)...Single Family Residence
West: R-A(Residential Agricultural)...Low Density Residential

PUBLIC NOTICE:

- Letters to property owners – July 23, 2026
- Public Notice published in the Independence Examiner – July 25, 2026
- Signs posted on property – July 23, 2026

FURTHER ACTION:

Following action by the Planning Commission, this rezoning request is scheduled for first reading by the City Council on September 8, 2026 and the public hearing/second reading on September 21, 2026

RECOMMENDATION

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

PROJECT DESCRIPTION & BACKGROUND INFORMATION

PROJECT DESCRIPTION: A request to rezone the property from R-12/PUD (Two Family Residential/Planned Unit Development) to R-A (Residential Agricultural).

Current Zoning: R-12/PUD

Proposed Zoning: R-A

Current Use: Vacant Land

Proposed Use: Agricultural

Zoning History: 1965 – 1980: R-1 (Single-Family Residential)

1980 - 1993: R-1b (Single-Family Residential)

1993 – 2006: R-P-3-SU (Moderate-Density Residential Planned Special Use District)

2006 - Present: R-12/PUD (Two Family Residential/Planned Unit Development)

Property History:

The subject property was annexed into the City of Independence in 1963. When the City adopted its first Zoning Ordinance in 1965, the property was assigned an R-1 (Single-Family Residential) zoning classification. City records identify two subsequent development proposals for the site. In 1993, the City Council approved a mobile home park; later, in 2006, a duplex subdivision received approval. However, neither project was constructed, and the property has remained undeveloped since annexation.

Proposal:

Future plans for the site include developing small-scale agricultural operations for personal use, including a greenhouse/high tunnel and associated storage structures.

Physical Characteristics of Property:

The subject property is located on the east side of Powell Road, comprised of approximately 9.86 acres and is characterized by predominantly wood areas, rolling terrain, and a southeasterly aspect.

Characteristics of the Area:

The surrounding area contains a diverse mix of land uses and zoning district classifications. Rural, large-lot residential properties are located to the west and north of the site. Tybrook Estates, a developing subdivision featuring a combination of single-family and two-family homes, is situated to the southwest. Industrial uses are concentrated near the intersection of Powell Road and Truman Road. Civic and public-service uses, including Fire Station No. 8, the Independence Animal Shelter, the Independence School District's bus depot, and the MCC Blue River campus, are located to the south.

ANALYSIS

Consistency with *Independence for All*, Strategic Plan:

Agriculture based land use involves minimal development impacts, ensuring that the city will not take on long-term costs. The plan provides a goal to achieve livability, choice, access, health and safety through a quality-built environment and supports this request to operate a small-scale farm for personal use. The request is compatible with rural-residential development patterns in the area and is expected to have a positive impact to the community.

Comprehensive Plan Tools and Policies for the Current Designation:

Imagine Independence 2040 designates a business park future land use classification for the subject site and surrounding properties. The business park land use category includes manufacturing, transportation and wholesale activities, office and research facilities, and limited retail and services. Although not aligned with the business park future land use category, the

proposed rezoning is supported by the comprehensive plan's policy to encourage adaptive reuse of vacant sites. The proposed rezoning maintains flexibility, preserves land, and allows the property to be used without the need for added infrastructure.

Sub-Area Plans:

The subject site is located within the Little Blue Valley Plan Area as indicated by Imagine Independence Comprehensive Plan 2040. The Little Blue Valley Plan establishes a goal for land use in the area to, "protect agricultural operations where property owners choose to continue production."

Zoning:

The current zoning district designation does not permit agricultural-related structures without establishing a permitted principal use (e.g. single-family or two-family dwelling). Rezoning the property to residential agricultural is appropriate for the applicant's proposal.

Public Utilities:

Water and electric utilities are available to serve the subject site. Private wastewater disposal systems (septic) may be utilized if needed.

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 proposed rezoning is supported by the comprehensive plan's policy to encourage adaptive reuse of vacant sites. The proposed rezoning maintains flexibility, preserves land, and allows the property to be used without the need for added infrastructure.

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

The Little Blue Valley Plan establishes a goal for land use in the area to, "protect agricultural operations where property owners choose to continue production."

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

The property is located in proximity to residential-agricultural zoning districts and rural, large-lot residential uses.

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

The proposed R-A (Residential Agricultural) zoning classification 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.

In R-A Districts, structures for agricultural use, including the storage of equipment, are permitted. In all other residential districts, this is not a permitted activity without a permitted principal use.

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

Available City and County records do not indicate the property has ever been developed.

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 developed as proposed by the applicant.

EXHIBITS

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

WYSIWYG Industrial
Ryan Jennings
1400 NE Woods Edge Circle
Lee's Summit, MO 64064

June 19, 2026

City of Independence
Attention: Community Development Director

RE: Rezoning Request – 515 S. Powell Road, Independence, MO 64056

Dear Community Development Director,

I am requesting the rezoning of my property located at 515 S. Powell Road, Independence, Missouri, from Multi-Family to Residential Agriculture.

The property was vacant when I acquired it and is being developed for agricultural use. Specifically, the request will legalize a partial gravel driveway and allow construction of an agricultural storage building prior to the construction of a principal residential structure.

I have established the property as a farm through the USDA and have obtained a Federal Farm Number. My plans include the future addition of a produce-bearing greenhouse/high tunnel operation, along with the equipment, tools, and supplies necessary to support those agricultural activities.

The Residential Agriculture designation is a better fit for the property's intended use and will support responsible agricultural development moving forward.

Thank you for your consideration. I appreciate your review of this request and am available to provide any additional information as needed.

Sincerely,



Ryan Jennings
Property Owner

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: WY9IWY6 Agriculture

Parcel #: #17-900-03-08-00-0-000 000

Project Address/Location: 515 S. Powell Independence MO 64056

Sq. Ft. of Building: R-12/PUD Acreage: 9.86 Number of Lots/Tracts: 1 Steam Buffer (Yes or No): Agricultural

Existing Zoning: R-12/PUD Proposed Zoning: R-A Existing Land Use: Vacant Proposed Land Use: Agricultural

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 <u>Ryan Jennings</u> Name: <u>515 S. Powell Independence MO 64056</u> Address: <u>515 S. Powell Independence MO 64056</u> Phone: <u>[REDACTED]</u> Email: <u>[REDACTED]</u>		Owner <u>Ryan Jennings</u> Name: <u>515 S. Powell Independence MO 64056</u> Address: <u>515 S. Powell Independence MO 64056</u> Phone: <u>[REDACTED]</u> Email: <u>[REDACTED]</u>	
Architect/Engineer/Surveyor/Other: _____ Name: _____ Company: _____ Address: _____ Phone: _____ Email: _____		Architect/Engineer/Surveyor/Other: _____ Name: _____ Company: _____ Address: _____ Phone: _____ Email: _____	

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

Applicant's Signature: [Signature] Date: 6-22-26
 Owner's Signature: [Signature] Date: 6-22-26

Property Owner Notification Letter

City of Independence, Missouri

Date: 7-23-26

Case No. 26-100-08

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: Multi Family

To: Residential Agriculture Re a Produce Bearing High Tunnel/Greenhouse

Applicant: Ryan & Andy Jennings

Location of Property: 515 S. Powell Rd Indy MO 64056

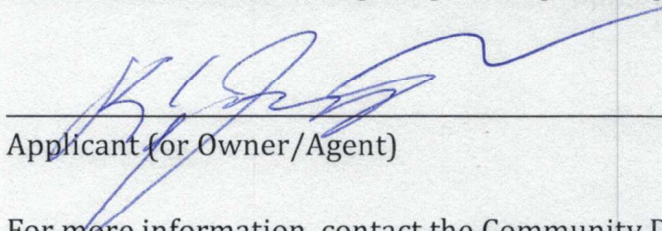
Planning Commission Meeting Date: Aug 11, 2026, at 6:00 p.m.

City Council Meeting Date: Sept 21, 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)

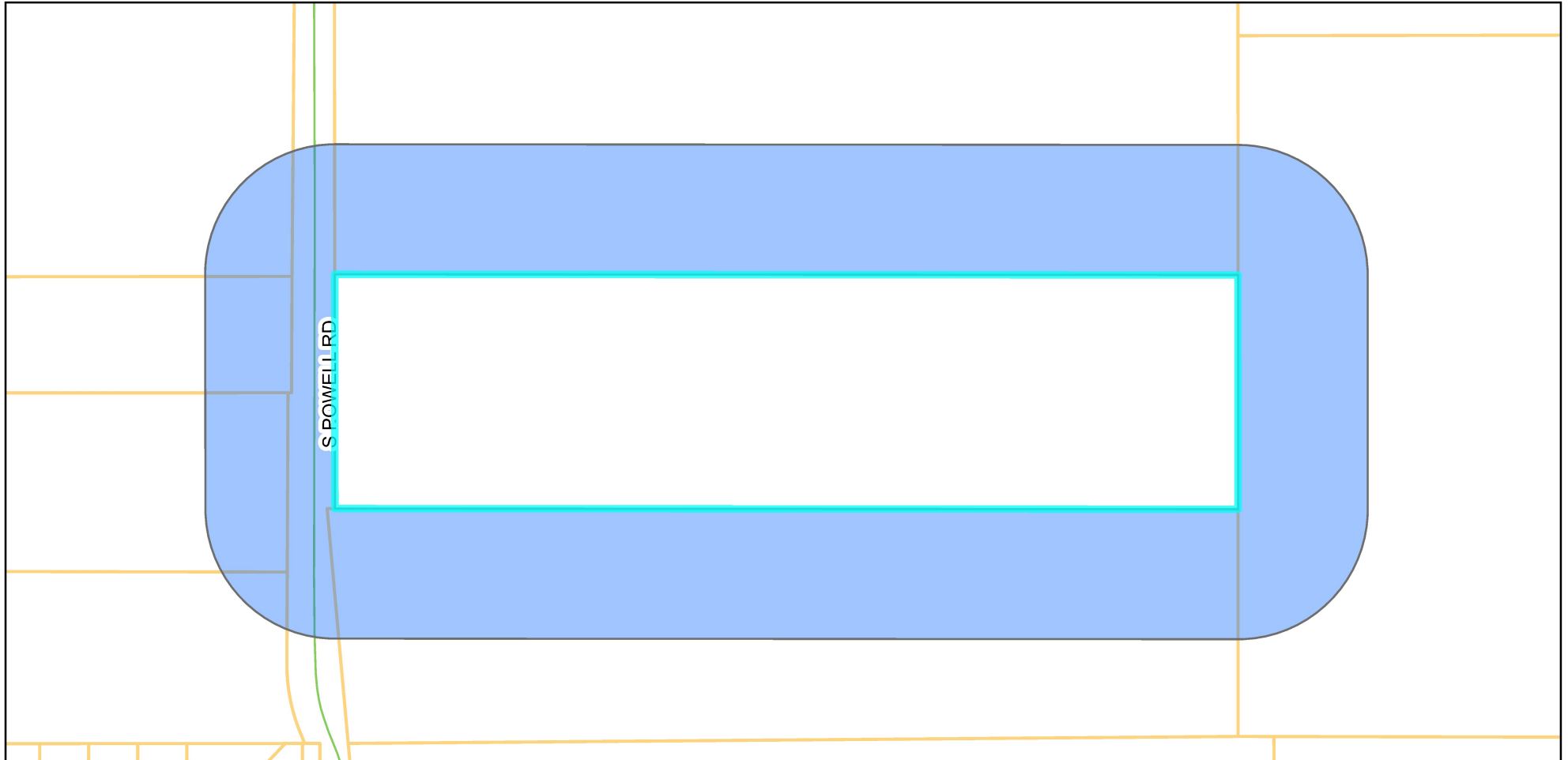
For more information, contact the Community Development Department at 816-325-7421.

Parcel ID	Property Address	Property Owner	Owner Address	City	State	ZIP Code
16-700-01-15-00-0-00-000	401 S JONES RD	BEYOND THE HORIZON LLC	214 S SPRING ST	INDEPENDENCE	MO	64050
16-700-04-08-00-0-00-000	512 S POWELL RD	ENGLAND DOUG & BRENDA	512 S POWELL	INDEPENDENCE	MO	64056
16-700-04-05-00-0-00-000	500 S POWELL RD	HUFFT PENNY M (BINGER)	500 S POWELL RD	INDEPENDENCE	MO	64056
16-700-04-09-00-0-00-000	516 S POWELL RD	MALLET-JENNINGS BRADEN MICHAEL	516 S POWELL RD	INDEPENDENCE	MO	64056
17-900-03-08-00-0-00-000	NO ADDRESS ASSIGNED BY CITY	ROBINSON REMODELING LLC	500 SE OAK RIDGE DR	OAK GROVE	MO	64075
17-900-03-09-00-0-00-000	521 S POWELL RD	SCHRIER PAUL E & SUSAN E	521 N POWELL RD	INDEPENDENCE	MO	64056
17-900-03-05-00-0-00-000	NO ADDRESS ASSIGNED BY CITY	CITY OF INDEPENDENCE	INDEPENDENCE MUNICIPAL COMMONS 20201 E. JACKSON DRIVE	INDEPENDENCE	MO	64057
17-900-03-02-02-0-00-000	421 S POWELL RD	POSADAS MARLON A & LIZA	1204 N SIOUX CT	INDEPENDENCE	MO	64056

Notification Area Map

515 S Powell Rd

Case #26-100-08



 Notification Area  Parcels

Prepared For: Planning Commission
Meeting Date: August 11, 2026



Property Owner Notification Affidavit

STATE OF MISSOURI

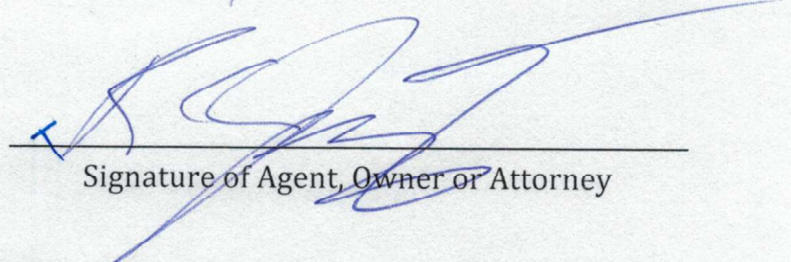
COUNTY OF JACKSON

Case No. 26-100-08

I, x Ryan Jennings, of lawful age being first duly sworn upon oath, state:

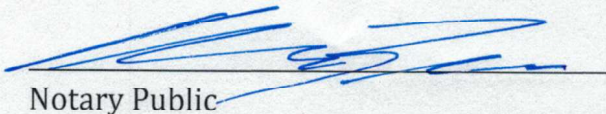
That I am the (agent, owner, attorney) for the property for which the application was filed and did, not later than fifteen (15) days prior to the date of the public hearing scheduled before the Planning Commission, mail notices to all persons owning property within 185 feet of the subject property.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

These notices were mailed on the 23 day of July, 2026.



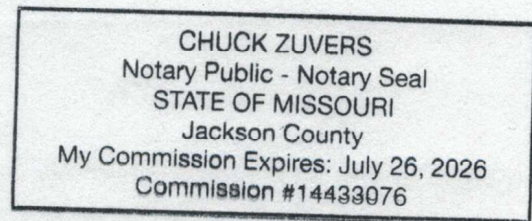
Signature of Agent, Owner or Attorney

Subscribed and sworn to before me this 23rd day of July, 2026.



Notary Public

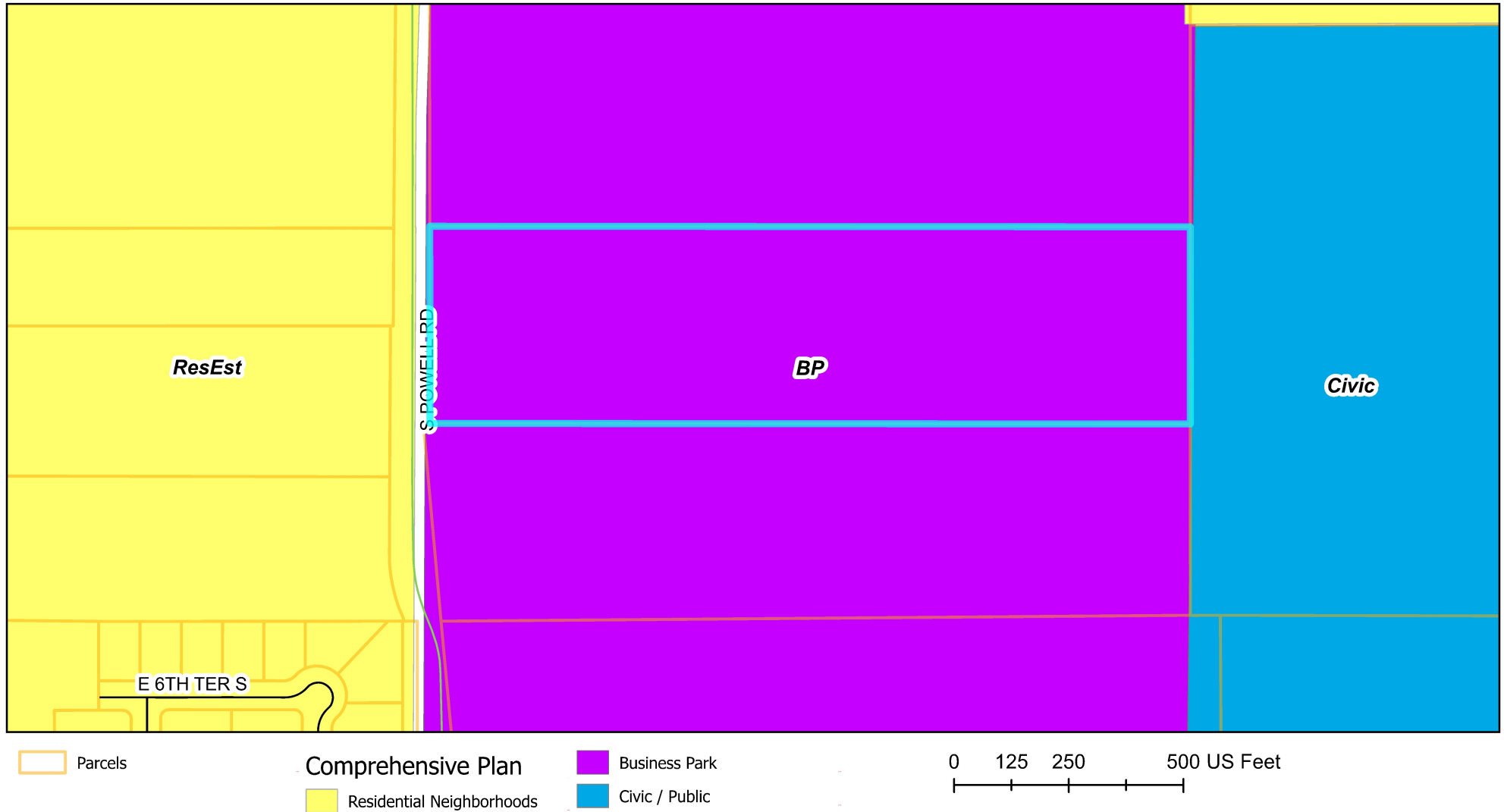
Commission Expiration Date



Comprehensive Plan

515 S Powell Rd

Case #26-100-08



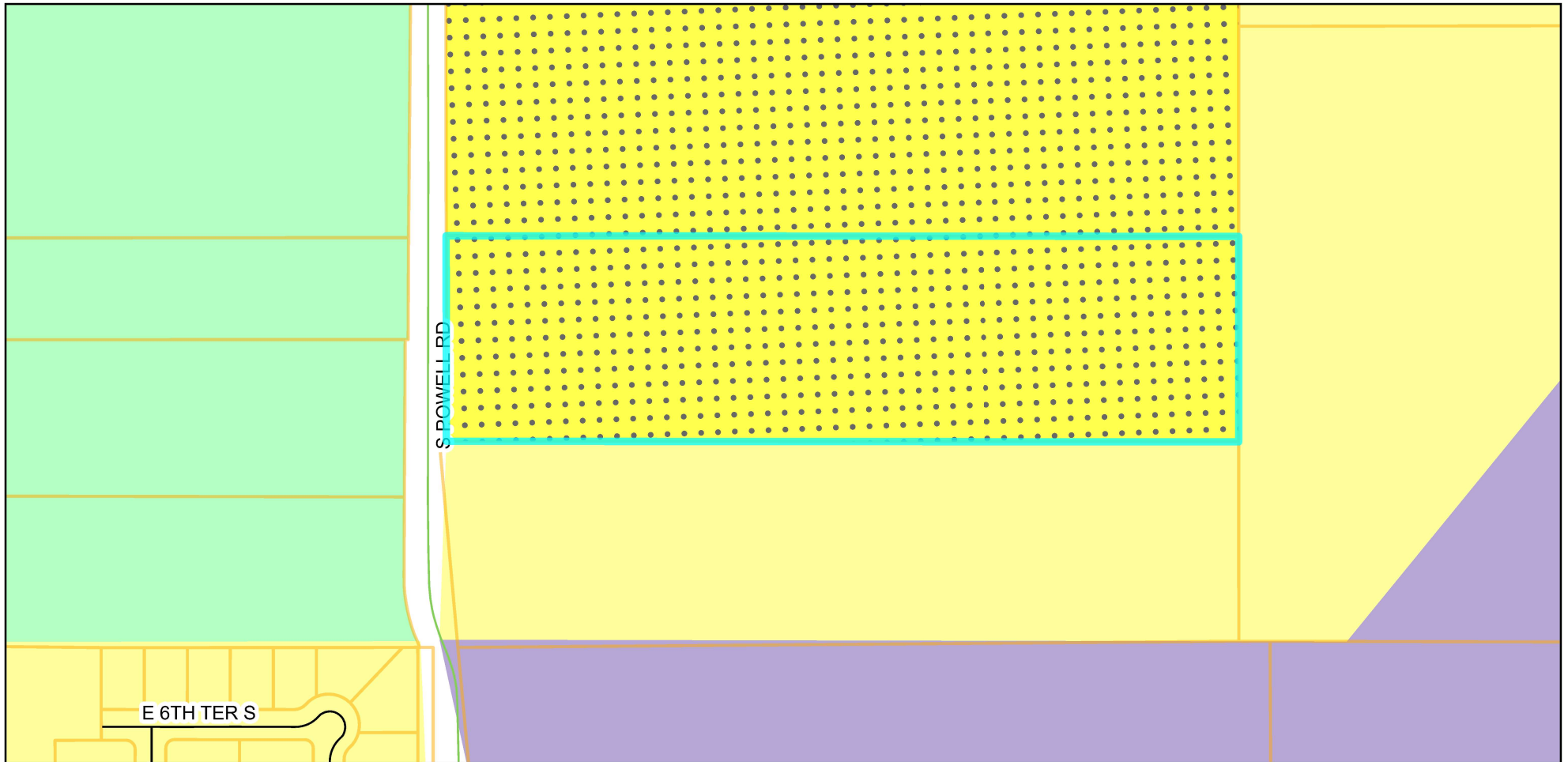
Prepared For: Planning Commission
Meeting Date: August 11, 2026



Zoning Map

515 S Powell Rd

Case #26-100-08



Parcels
Zoning District
I-1

R-12/PUD
R-6
R-A

0 125 250 500 US Feet

Prepared For: Planning Commission
Meeting Date: August 11, 2026



MEETING DATE: August 11, 2026

STAFF: Brian Harker, Planner

PROJECT NAME: Short-Term Rental – 16012 E. 31st Street S.

CASE NUMBER/REQUEST: **Case 26-400-86 – Short-Term Rental** – 16012 E. 31st Street S. – A request to operate a Short-Term Rental at the property.

PROPERTY ADDRESS: 16012 E. 31st Street S.

OWNER/APPLICANT: Carolyn Rosetti

MANAGER/RESPONSIBLE AGENT: James Boyer

OWNER/APPLICANT: 16012 E. 31st Street S. (will reside at 3107 Prairie View, Harrisonville, MO when the home is rented)

MANAGER/RESPONSIBLE AGENT ADDRESS: 4816 NE 46th Terrace, Kansas City, MO 64117

SUBJECT PROPERTY ZONING/LAND USE: R-6 (Single-Family Residential)...single-family home

SURROUNDING ZONINGS/LAND USES:

North: R-6 (Single-Family Residential)...single-family home

South: R-6 (Single-Family Residential)...single-family home

East: R-6 (Single-Family Residential)...single-family home

West: R-6 (Single-Family Residential)...single-family home

PUBLIC NOTICE:

- Letters to property owners within 185 feet were mailed July 23, 2026
- Notification signs were posted on the property July 23, 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 four (4) adults.
5. The maximum number of bedrooms shall be two (2).

6. A noise monitoring system conforming to City Code shall be installed and activated, the Good Neighbor Guidelines, evacuation plan and other notices must be properly posted, prior to approval of the business license.
7. The property must be inspected by the Fire Inspector and pass the Initial Short-Term Rental Fire and Life Safety Inspection.
8. The property has a gravel driveway that must be removed, paved or effectively blocked (i.e. fencing, lawn ornaments, etc.).

PROJECT DESCRIPTION

PROJECT DESCRIPTION:

The applicant seeks approval of a Short-Term Rental at 16012 E. 31st Street S.

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: R-1 (Single-Family Residential)

Prior to 1965: Not Zoned

Proposed Use: Short-Term Rental

BACKGROUND HISTORY

Proposal:

The applicant seeks approval from the Planning Commission to use this property as a Short-Term Rental that had recently operated as an approved FIFA Short-Term Rental.

Property History:

The property was annexed into the city in 1960. Then it was platted on May 17, 1962 as Lot 280 of Glendale Gardens. In 1965, the site was assigned to an R-1 (Single-Family Residential) zoning district designation. In 1980, the property became R-1b (Single-Family Residential). With the creation of the Unified Development Ordinance (UDO), the R-1b (Single-Family Residential) district was relabeled R-6 (Single-Family Residential).

Physical Characteristics of Property:

The property's legal description is Lot 280, Glendale Gardens. The lot contains approximately 8,276 square feet of land area and has a single-family residence approximately 1,237 square feet in area. The home is a single-story structure, with gray siding, white trim and tan wainscot. The house has a living room, kitchen, dining room, bedroom with half-bathroom, two other bedrooms, bathroom and a garage on the main floor. The basement and garage will not be accessible to the guests.

Characteristics of the Area:

The subject site is part of Glendale Gardens, an established single-family subdivision with relatively uniform lot sizes and homes of similar sizes and ages. Most homes in the neighborhood are small one-story ranches, some two-story homes, bi-levels and split-levels.

Parking:

There is a single-car driveway that provides parking for two vehicles. Guests will not have use of the garage. The gravel driveway must be removed, paved or effectively blocked (i.e. fencing, lawn

ornaments, etc.). One car is permitted to park on the street. The paved parking for the proposed short-term rental meets standards of the UDO.

Unruly Guest/Security:

The property will have a Smart Sensor noise monitoring device installed in the main living area to monitor decibel levels without recording audio. Guests will be required to comply with all local noise ordinances and quiet hours. House rules will be provided prior to check-in and posted within the property. Quiet hours will be enforced between 10:00 pm and 8:00 am. In the event of a noise complaint or excessive noise alert, the owner will be notified immediately and will contact the guest to resolve the issue. Continued violations may result in termination of the stay. The property is owner-managed, and the responsible agent will be available to respond to any complaints or issues.

Short Term Rental Requirements:

The applicant must address the following topics:

- **Noise monitoring** –The applicant will provide evidence of the installation of an approved noise monitoring device.
- **Trash Removal** – The applicant has indicated that they will use Ted’s Trash Service.
- **Property listing** - The property will be listed on Airbnb, Vrbo, booking.com and gusty.
- **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 four-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

16012 E 31St St S Independence MO 64055

STR License

Status

Submitted

Application number

A00255

Application date

2026-05-04

Applicant name

Carolyn Rosetti

>

Collapse details

Submitted

Send license

Edit

Property Address

16012 E 31ST ST S INDEPENDENCE MO 64055

Parcel Number

26740020600000000

Permit Held By

Owner

Rental Structure

Single family

Permit Holder

First Name

Carolyn

Last Name

Rosetti

Company Name

Cozy Comfort LLC.

Property Owner(s)

Property Owner #1

First Name

Carolyn

Last Name

Rosetti

Company Name

Cozy Comfort LLC.

Property Manager

First Name

Carolyn

Last Name

Rosetti

Company Name

Cozy Comfort LLC.

Responsible Agent

First Name

James

Last Name

Boyer

Verification Documents

Floor Plan

[floor_plan_2026-05-04-182703.png](#)

Evacuation Plan

[fire_safety_2026-05-04-182703.png](#)

Parking Plan

[parking_spaces_2026-05-04-182703.png](#)

[floor_plan_2026-05-04-182703.png](#)

Supplemental Questions

Collapse all

What is the total number of bedrooms?

2

Total number of parking spaces available on the property?

2

What is your proposed total occupancy?

4

Is street parking allowed?

Yes

Please provide your Noise Management Plan:

The property will utilize a Smart Sensor noise monitoring device installed in the main living area to monitor decibel levels without recording audio. Guests are required to comply with all local noise ordinances and quiet hours. Clear house rules will be provided prior to check-in and posted within the property. Quiet Rentalscape Property Overview - 5/7/2026 / 9:41:14 A

hours will be enforced between 10:00 PM and 8:00 AM. In the event of a noise complaint or excessive noise alert, the owner will be notified immediately and will contact the guest to resolve the issue. Continued violations may result in termination of the stay. The property is owner-managed, and the responsible agent is available to respond promptly to any complaints or issues.

Please provide your Trash Disposal & Collection Plan:



Trash Service: Teds Trash Service Trash Handling: Waste is collected after each guest stay and transported offsite by property representative for proper disposal, and picked up by disposal company on Thursdays Storage Location: Side Driveway

Please provide all platforms that you plan to advertise on.



Airbnb, others as needed (vrbo, booking.com, gusty, etc)

Possible Violations

We found no violations for this property

Add Note

Notes

Add



PROPERTY OWNER NOTIFICATION LETTER

For a Short-Term Rental Business

Date: July 23, 2026

Case Number: 26-400-86

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: 16012 E 31st St S

Total Maximum occupancy: Four (4) total adult guests

Number of bedrooms used: Two (2)

PROPERTY OWNER:

Name: Carolyn Rosetti, Cozy Comfort LLC

[REDACTED]

[REDACTED]

Planning Commission Meeting Date: August 11, 2026 at 6:00 p.m.

Location of public hearing: 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

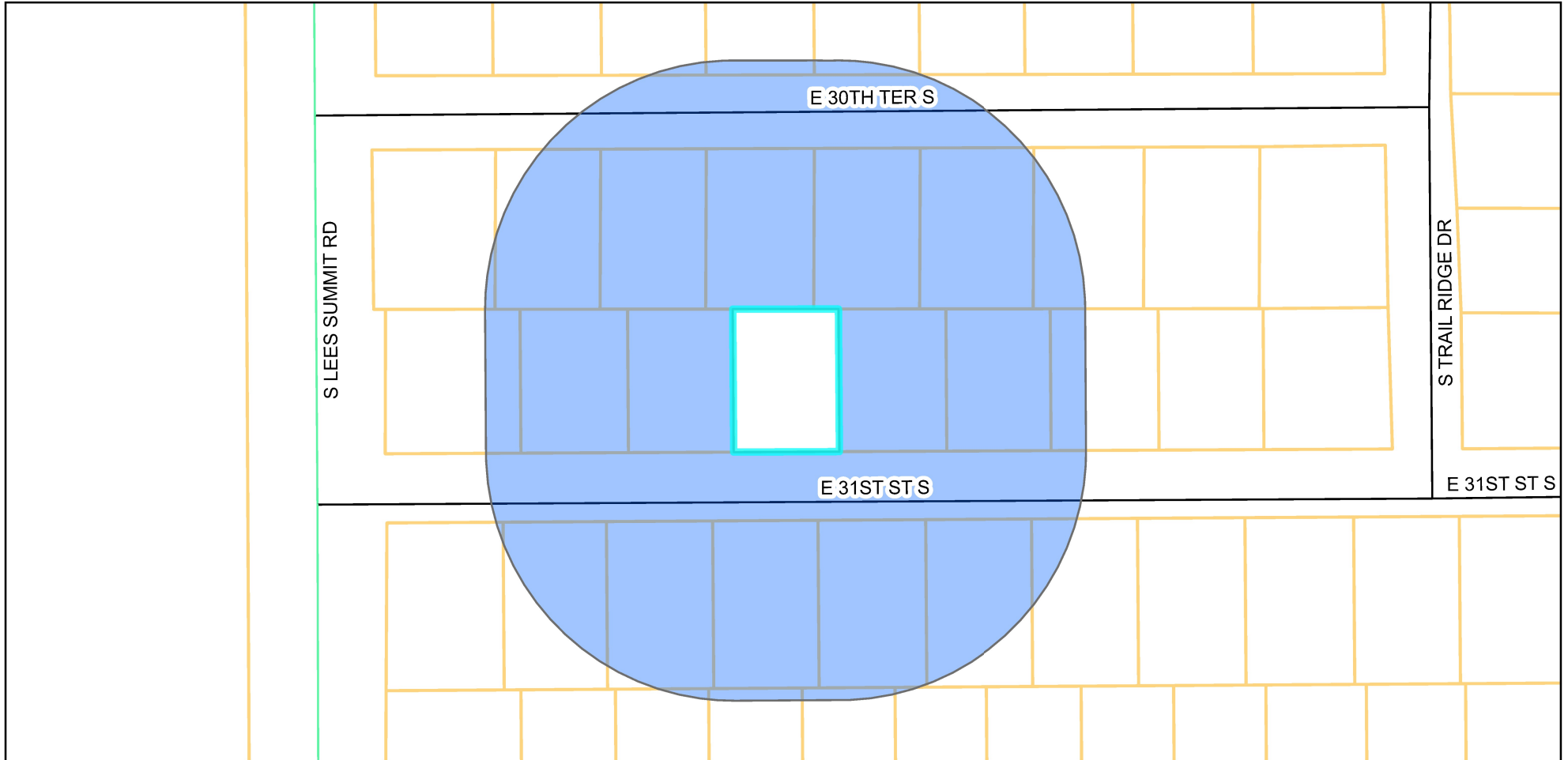
INDEPENDENCEMO.ORG

Parcel ID	Property Address	Property Owner	Owner Address	City	State	ZIP Code
26-710-04-04-00-0-00-000	16105 E 30TH TER	FEASTER MARK	16105 E 30TH TER S	INDEPENDENCE	MO	64055
26-740-04-12-00-0-00-000	16013 E 31ST ST	BARTLEY NICHOLAS	16013 E 31ST ST S	INDEPENDENCE	MO	64055
26-710-04-08-00-0-00-000	16005 E 30TH TER	STRACENER GREGORY LEE	16005 E 30TH TER S	INDEPENDENCE	MO	64055
26-740-02-04-00-0-00-000	16104 E 31ST ST	BLAKE TIMOTHY A & SHEILA L	16104 E 31ST ST	INDEPENDENCE	MO	64055
26-740-04-21-00-0-00-000	16104 E 31ST TER	MOLT RANDY A & LEIGH A	16104 E 31ST ST S	INDEPENDENCE	MO	64055
26-740-02-06-00-0-00-000	16012 E 31ST ST	ROSETTI CAROLYN S	16012 E 31ST ST S	INDEPENDENCE	MO	64055
26-740-02-09-00-0-00-000	16000 E 31ST ST	MARTINIZ SAMUEL & VILLAFAIN DAISY B	16000 E 31ST ST S	INDEPENDENCE	MO	64055
26-740-04-14-00-0-00-000	16005 E 31ST ST	BARBER FAMILY TRUST DATED 02/20/2025	16005 E 31ST ST S	INDEPENDENCE	MO	64055
26-710-03-13-00-0-00-000	16100 E 30TH TER	SAVAGE TROY W & RHONDA M - TRUSTEES	16100 E 30TH TER S	INDEPENDENCE	MO	64055
26-740-02-05-00-0-00-000	16100 E 31ST ST	MCCLUNG MARTA R & NATHAN	16100 E 31ST St S	INDEPENDENCE	MO	64055
26-740-02-08-00-0-00-000	16004 E 31ST ST	CANNING KEVIN G	1078 FRANKLIN ST	MONTERREY	CA	93940
26-740-04-13-00-0-00-000	16009 E 31ST ST	VINEBROOK HOMES BORROWER 2 LLC	3500 PARK CENTER DR STE 100	DAYTON	OH	45414
26-740-04-18-00-0-00-000	16008 E 31ST TER	SCHARRER ALAN	16008 E 31ST TER S	INDEPENDENCE	MO	64055
26-710-04-06-00-0-00-000	16013 E 30TH TER	MAGNOLIA INVESTMENTS LLC	PO BOX 8070	SAN JOSE	CA	95155
26-740-04-09-00-0-00-000	16109 E 31ST ST	HAMMOND STEPHEN C & SHERRY L	16109 E 31ST ST S	INDEPENDENCE	MO	64055
26-740-02-03-00-0-00-000	16108 E 31ST ST	THURMAN JERRY L & DEBORAH	16108 E 31ST ST	INDEPENDENCE	MO	64055
26-740-04-19-00-0-00-000	16012 E 31ST TER	GUILLEN EDDY	16012 E 31ST ST	INDEPENDENCE	MO	64055
26-710-04-03-00-0-00-000	16109 E 30TH TER	FIGUEROA REYNALD A & MAGNOLIA G	16109 E 30TH TER	INDEPENDENCE	MO	64055
26-710-03-12-00-0-00-000	16012 E 30TH TER	BARNHART DAVID & NICOLE	16012 E 30TH TER	INDEPENDENCE	MO	64055
26-740-02-07-00-0-00-000	16008 E 31ST ST	HAGERTY RICHARD WILLIAM	1929 MARVEL LN	LIBERTY	MO	64068
26-710-03-11-00-0-00-000	16008 E 30TH TER	TALLMAN ERNEST M & BILLIE J	16008 E 30TH TER S	INDEPENDENCE	MO	64055
26-740-04-15-00-0-00-000	16001 E 31ST ST	EMERY ROBERT C	16001 E 31ST ST S	INDEPENDENCE	MO	64055
26-710-04-09-00-0-00-000	16001 E 30TH TER	GILBERTSON TYLER	16001 E 30TH TER S	INDEPENDENCE	MO	64055
26-710-04-05-00-0-00-000	16101 E 30TH TER	KNAPP KLINT & JAIME L	3321 S SADDLE RIDGE CT	INDEPENDENCE	MO	64057
26-740-04-10-00-0-00-000	16105 E 31ST ST	CRUICKSHANK THERON & CHERI	16105 E 31ST ST	INDEPENDENCE	MO	64055
26-710-03-14-00-0-00-000	16104 E 30TH TER	PERRY NICHOLAS R	16104 E 30TH TER S	INDEPENDENCE	MO	64055
26-740-04-11-00-0-00-000	16101 E 31ST ST	MALLAS JOHN C & KRISTA	16101 E 31ST ST S	INDEPENDENCE	MO	64055
26-710-04-07-00-0-00-000	16009 E 30TH TER	DANNELS RICHARD	16009 E 30TH TER	INDEPENDENCE	MO	64055
26-740-04-20-00-0-00-000	16100 E 31ST TER	FRANKLIN CYNTHIA J & CAROLINE J	16100 E 31ST TER S	INDEPENDENCE	MO	64055

Notification Area Map

16012 E 31st St S

Case #26-400-86



 Notification Area

 Parcels

Prepared For: Planning Commission
Meeting Date: August 11, 2026



Property Owner Notification Affidavit

STATE OF MISSOURI

COUNTY OF JACKSON

Case No. 26-400-86

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

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

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

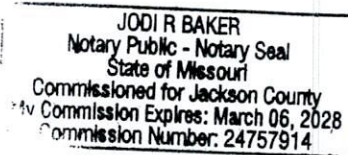
Miranda L Rice

Signature of Agent, Owner or Attorney

Subscribed and sworn to before me this 22 day of July, 2026.

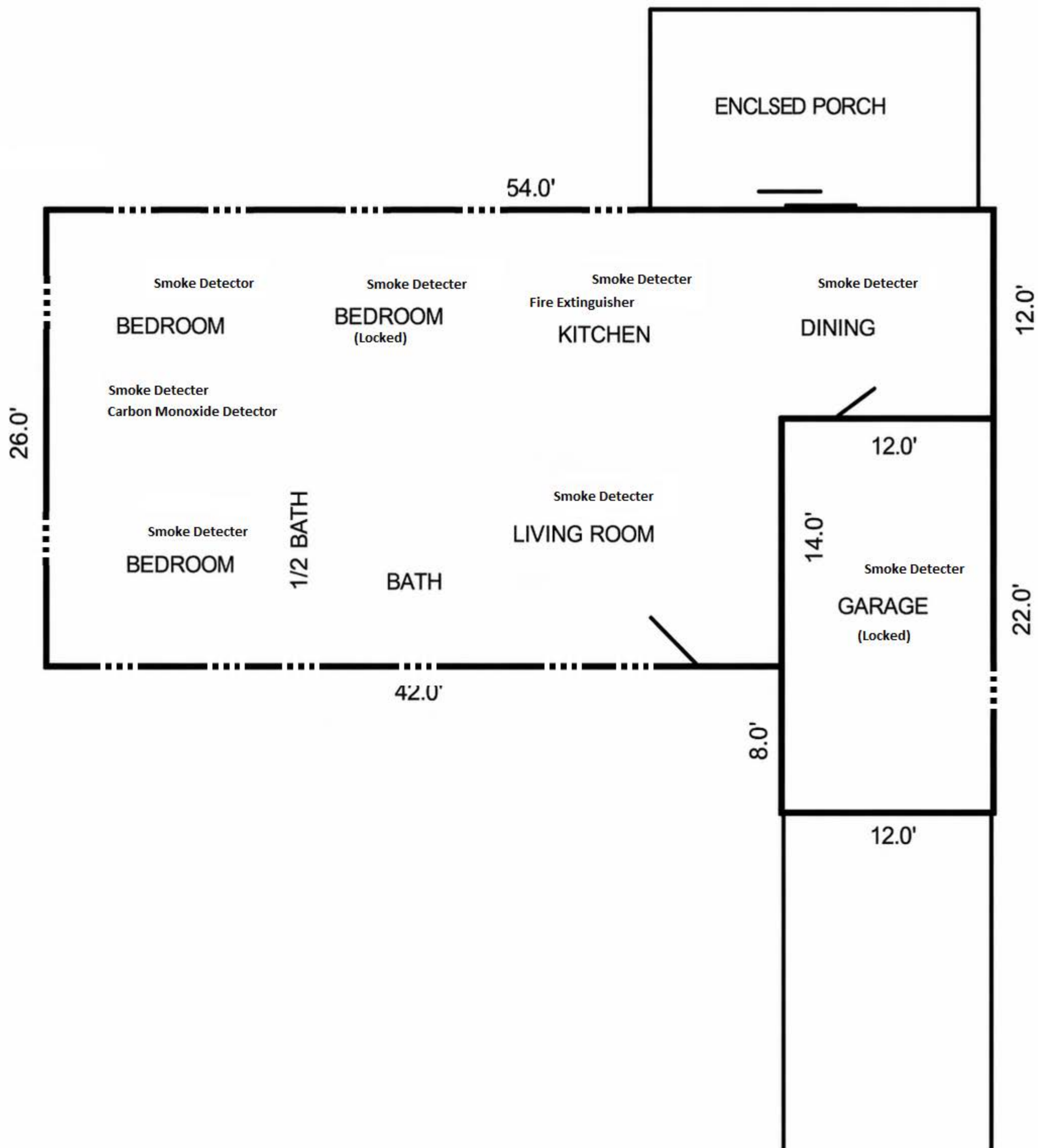
Jodi R. Baker

Notary Public

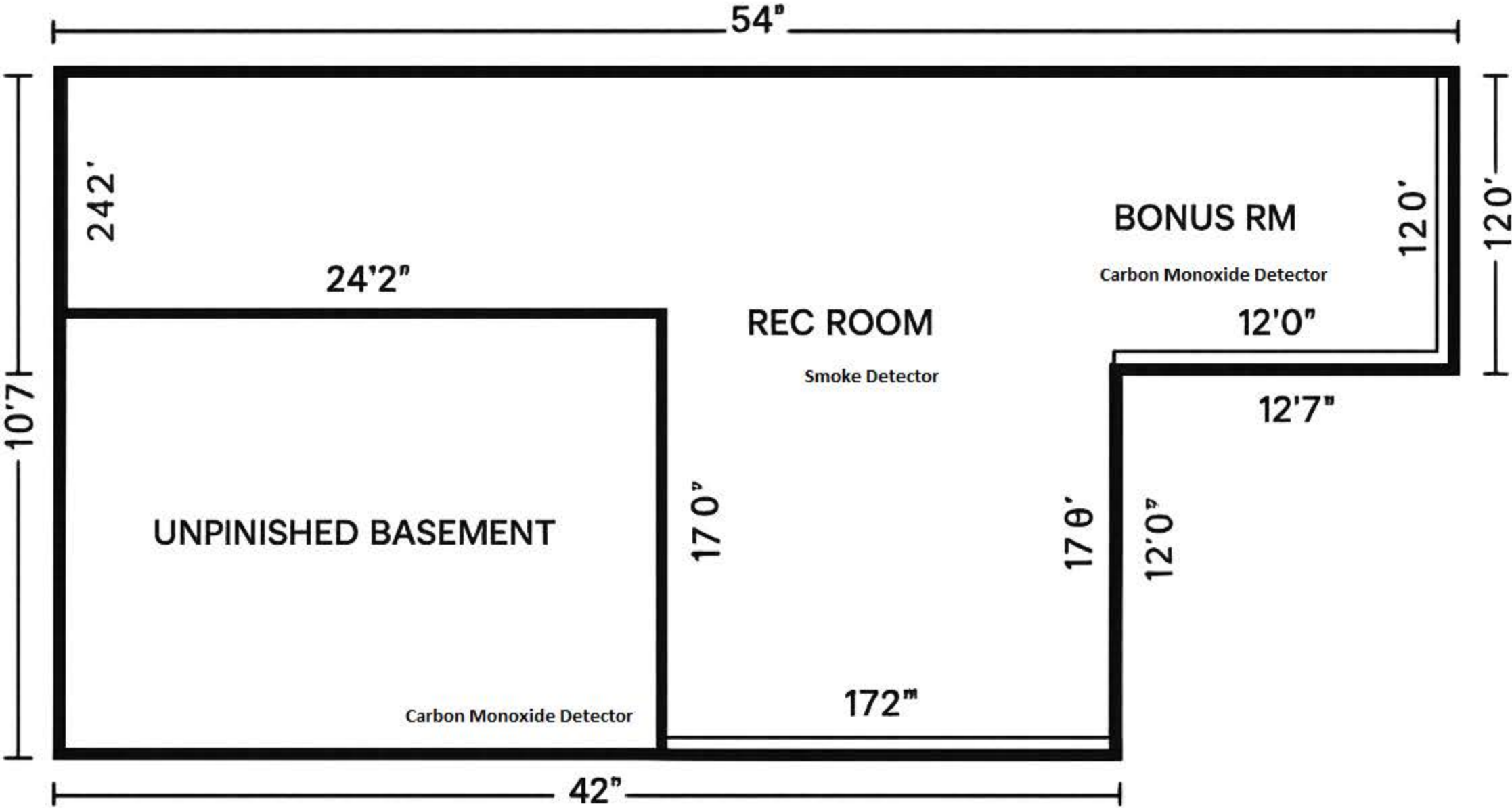


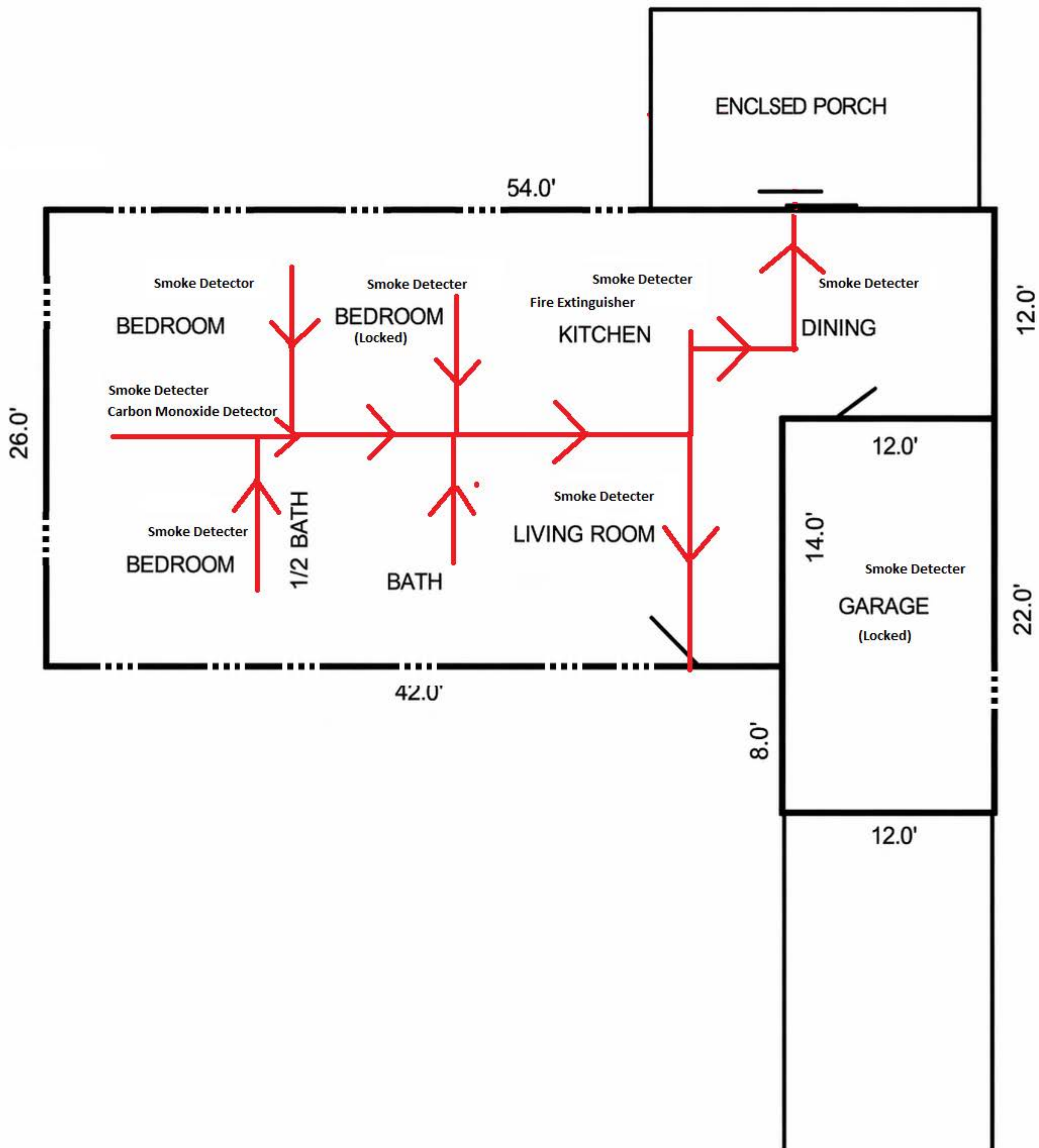
March 6, 2028

Commission Expiration Date



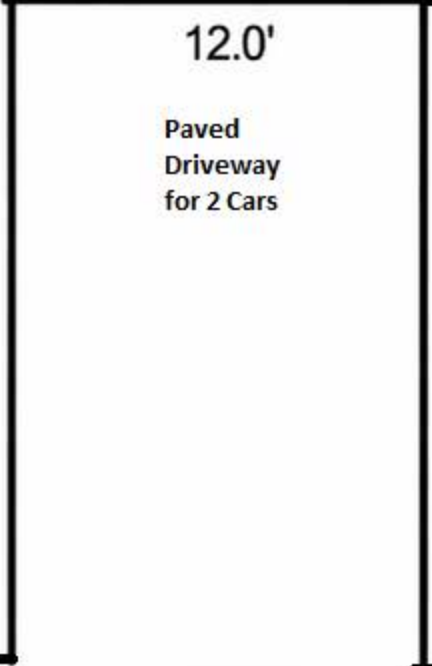
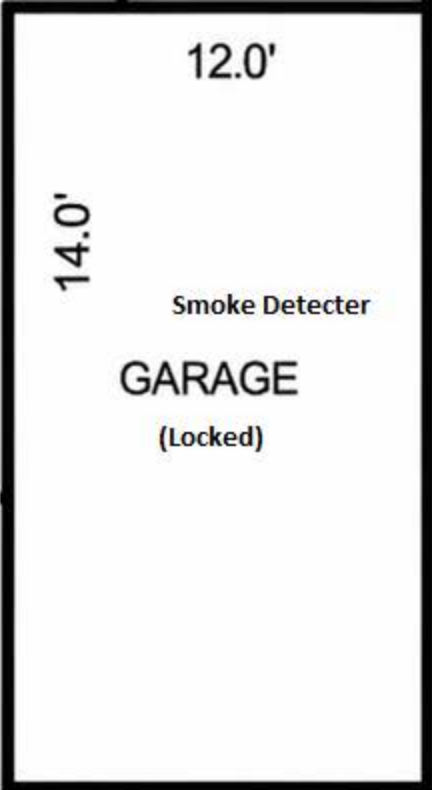
Basement will be locked,
unacessable to guests





Parking Plan

Total Parking: 4 Spaces
2 in Driveway
2 Street Parking



Street Parking for 1 Car

Street Parking for 1 Car

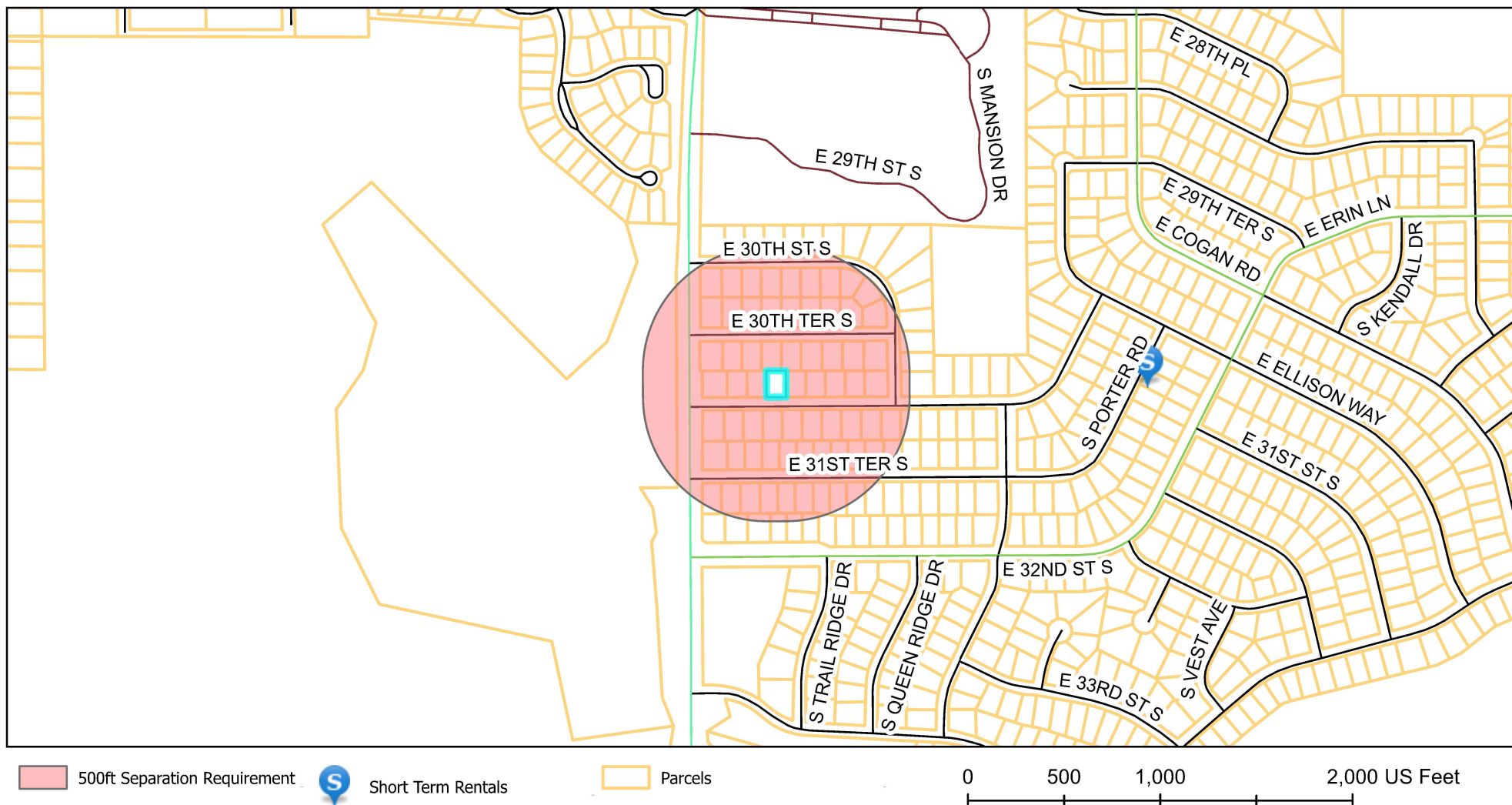
E 31st St S



Nearest Short Term Rental

16012 E 31st St S

Case #26-400-86



Prepared For: Planning Commission
Meeting Date: August 11, 2026

