



Planning Commission

September 15, 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 – August 25, 2026**

PUBLIC HEARINGS

1. **Case 26-100-10 – Corrective Rezoning – 133, 135, 137, 139, 141 and 143 S. Fuller Ave** – A request to rezone the properties from R-6 (Single Family Residential) to R-12 (Two-Family Residential).
2. **Case 26-125-05 – Rezoning/PUD – 934 E 23rd Street S** – A request to rezone the property from C-1 (Neighborhood Commercial) to R-12/PUD (Two-Family Residential/Planned Unit Development) and approve a Preliminary Development Plan.

OTHER BUSINESS

1. **Case 26-400-87 – Short-Term Rental – 1230 W. 31st Street** – A request to operate a Short-Term Rental at the property.
2. **Case 26-400-88 – Short-Term Rental – 2518 S Crescent Ave** – A request to operate a

Short-Term Rental at the property.

ROUNDTABLE - NEXT MEETING SEPTEMBER 29, 2026

ADJOURNMENT



Planning Commission Minutes

August 25, 2026 6:00 PM

20201 E Jackson Drive, Independence, MO 64057

CALL TO ORDER

A meeting of the Planning Commission was held on 8/25/2026 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 - Eric Ashbaugh, Edward Nesbitt, Dan O'Neill, Virginia Ferguson, Jose Torres, Michael Young. Absent - Laurie Dean Wiley.

CONSENT AGENDA

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1. Planning Commission Minutes – August 11, 2026
2. **Case 26-320-04 – Final Plat – Jackson Place, 2nd Plat** – A request to approve a final plat located generally southeast of Jackson Drive and south of R. D. Mize Road.

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

CASE TO BE CONTINUED - STAFF RECOMMENDS THIS CASE BE CONTINUED TO THE SEPTEMBER 15, 2026 MEETING.

1. **Case 26-125-05 – Rezoning/PUD – 934 E 23rd Street S** – A request to rezone the

property from C-1 (Neighborhood Commercial) to R-12/PUD (Two Family Residential/Planned Unit Development) and approve a preliminary development plan.

Commissioner Edward Nesbitt made a motion to continue the case to September 15th. Commissioner Dan O'Neill seconded the motion. The motion was approved Yes 6, No 0, Abstained 0.

PUBLIC HEARINGS

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

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

Ronald Ashley Emerson, 133 N. Davidson Ave, stated that he has 17 years of professional tattooing experience, including 12 years in Missouri, and previously co-owned a tattoo shop in the Westport area. He discussed his involvement in the Englewood Arts District and commitment to community involvement and charitable efforts. Emerson stated that he has an established clientele throughout eastern Jackson County and believes the proposed location in Independence will better serve his clients and attract visitors to the Englewood District. He also confirmed that he had spoken with neighboring businesses and received their support for the proposed establishment.

Public Comments

Torrance Kelley, 7310 Sycamore Ave, Kansas City, President of the Englewood Business Association, stated that the association strongly supports Unbound Tattoo and Art Studios. He stated that the association values businesses that become active members of the community, and noted Emerson's existing involvement and support of the Englewood community. Kelley stated that the Englewood Business Association believes the proposed business would be a responsible and positive addition to the district.

Thad McCullough, 1937 S. Hardy Avenue, spoke favorably regarding Emerson's character and his commitment to the community. McCullough described Emerson as a positive asset to the community.

Commissioner Comments

The Commission discussed the number of tattoo establishments currently operating in Independence. Staff explained that City Code permits one tattoo establishment per 15,000 residents, allowing for a total of eight establishments in the City. Staff estimated that there are currently six or seven establishments.

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.

2. **Case 26-100-09 – Rezoning – 17610 E. Bolger Rd** – A request to rezone the property from R-30/PUD (High Density Residential/Planned Unit Development) to C-2 (General Commercial).

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.

Applicant Comments

Bill Moore, attorney with Ralph Fretz White Law Firm, 801 W. 47th Street, Kansas City, appeared on behalf of the applicant and introduced the proposed Dillons grocery store. Moore stated that the property had been zoned C-2 for more than 50 years before a 2023 proposal sought to redevelop the site with multifamily housing. That proposal did not move forward, and the current request would return the property to its previous C-2 zoning designation, along with a Special Sign Permit.

Moore presented renderings of the proposed grocery store and discussed improvements to the property, including maintaining existing healthy trees and repairing portions of the deteriorated parking lot. He noted that the improvements would extend into the Merchant Square property and include improvements to the center entrance.

Moore also reviewed the proposed site access, including an existing drive from Crackerneck Rd for grocery pickup, a new entrance for pharmacy access, and the proposed fuel station, which would be an accessory use to the grocery store and include a customer rewards program.

Tim Goyad, 11501 North Lake Drive, Cincinnati, Ohio, 45249, with Phillips Edison, stated that the existing building is structurally sound and will be evaluated to ensure any modifications meet current building codes. He explained that the project will primarily repurpose the existing structure, including painting portions of the masonry, adding a vestibule at the main entrance, and reusing the existing interior and rear portions of the building.

Public Comments

Jo Reimal, 17800 Bolger Rd, spoke in support of the proposed Dillons grocery store, stating that nearby condominium residents would benefit from having a grocery store within walking distance. Ms. Reimal also requested additional stop signs along Crackerneck Rd near the former Jo-Ann's location and Casey's to address traffic safety concerns.

Angie Lotz, 1326 S. Kings Hwy, spoke in support of the proposed Dillons grocery store, stating that the development would improve the area and provide a needed grocery option. She expressed concerns regarding traffic flow around the proposed fuel station and suggested considering an access design similar to the Costco location on 40 Highway.

Tom Barnes, 6363 Poplar Avenue, Memphis, Tennessee, 38119 with Pickering Firm, a civil engineer for the project, explained that an alternative fuel station orientation was considered, but the proposed layout was selected to preserve parking and meet Dillons parking requirements. The applicant stated that fuel delivery trucks would circulate around the fuel canopy and access the fueling area from the west side. The proposed layout also meets Dillons requirements for vehicle stacking.

Commissioner Comments

Commissioner Ashbaugh discussed the existing traffic signal, landscaping, parking lot islands, and irrigation system at the shopping center. Staff explained that the traffic signal was installed due to the significant traffic generated by the shopping center when it was originally developed and would continue to accommodate traffic associated with the proposed redevelopment. Staff also stated that the landscaping and parking areas would be reviewed during the engineering process to ensure compliance with current City requirements, including the evaluation and replacement of dead or unsuitable trees. Staff noted that some existing areas may not have been subject to current landscaping requirements due to previous tenant improvements.

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 0.

OTHER BUSINESS

1. **Case 26-600-01 – Special Sign Permit – 17610 E. Bolger Rd** – A request by Dillons for approval of a Special Sign.

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

Bill Moore, attorney with Ralph Fretz White Law Firm, 801 W. 47th Street, Kansas City, appeared on behalf of the applicants. Mr. Moore reviewed the proposed signage, noting that the applicant was seeking approval for a monument sign at the center entrance. The proposed sign would be 10 feet in height, two feet taller than the standard eight-foot allowance, to accommodate additional tenant information, the Dillons logo, and fuel station advertising. Moore stated that the proposed sign would not obstruct the required sight triangle or interfere with traffic entering or exiting the shopping center.

Moore concluded by requesting approval to rezone the property back to C-2, its previous zoning designation, and approval of the Special Sign Permit to allow the proposed Dillons grocery store to locate at the property.

Commissioner Nesbitt asked whether the applicant would be purchasing or leasing the property. Mr. Moore confirmed that the property would be purchased. Commissioner Nesbitt then expressed concerns regarding traffic entering the shopping center and traveling in front of the store entrance. He questioned whether an alternative entrance location had been considered to reduce congestion and conflicts between vehicle and pedestrian traffic.

Tom Barnes, 6363 Poplar Avenue, Memphis, Tennessee, 38119 with Pickering Firm, a civil engineer for the project, stated that the traffic consultant evaluated the site and recommended maintaining the existing entrance configuration. He noted that the analysis did not identify any issues with the existing drive or the anticipated traffic generated by the proposed development.

Rick Arroyo, Assistant Director, stated that the existing site currently experiences limited traffic due to the condition of the property, but noted that the entrance and traffic signal were originally established when the shopping center was more heavily utilized. He explained that further engineering review would be required as part of the rezoning process, including consideration of traffic flow and alignment with existing entrances on Crackerneck Rd. Mr. Arroyo stated that the traffic study completed for the proposed development did not identify excessive traffic impacts that the site could not accommodate.

Public Comments

No public comments.

Commissioner Comments

Commissioner Nesbitt questioned the proposed 10-foot monument sign and the need for additional height. Staff explained that the height was requested as part of a unified sign plan to accommodate additional tenant panels.

Mr. Barnes stated that the sign would require a sign easement from Target and Westmore Rentals and would complement the existing shopping center signage. He also confirmed that the sign would not obstruct sight lines, would be managed and maintained by the applicant, and that individual tenants would be responsible for their own signage.

Staff noted that landscaping would be required around the sign, and the applicant agreed to comply with applicable requirements.

Motion

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

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2. **Case 26-175-04 – UDO Amendment #81 – New Evidence** – A request to amend the Unified Development Ordinance relating to new evidence.

Staff Presentation

Rick Arroyo presented the case. Mr. Arroyo 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.

Applicant Comments

Public Comments

No public comments.

Motion

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

ROUNDTABLE - NEXT MEETING SEPTEMBER 15, 2026

ADJOURNMENT

The meeting was adjourned at 7:09 p.m.

MEETING DATE: September 15, 2026

STAFF: Brian L. Harker, Planner

PROJECT NAME: Fuller Avenue Rezoning

CASE NUMBER/REQUEST: Case 25-100-10 – Corrective Rezoning – 133, 135, 137, 139, 141 and 143 S. Fuller Avenue – A request to rezone the properties from R-6 (Single Family Residential) to R-12 (Two-Family Residential).

APPLICANT: City of Independence

PROPERTY LOCATIONS: 133, 135, 137, 139, 141 and 143 S. Fuller Avenue

SURROUNDING ZONING/LAND USE:

NSEW: R-6 (Single-Family Residential)...single-family homes

PUBLIC NOTICE:

- Letters to property owners – August 26, 2026
- Public Notice published in the Independence Examiner – August 29, 2026
- Signs posted on property – August 27, 2026

FURTHER ACTION:

Following action by the Planning Commission, this rezoning request is scheduled for first reading October 19, 2026 and second readings by the City Council November 2, 2026.

RECOMMENDATION

Staff recommends **APPROVAL** of these rezonings.

PROJECT DESCRIPTION & BACKGROUND INFORMATION

PROJECT DESCRIPTION: A City rezoning for these properties from R-6 (Single-Family Residential) to R-12 (Two-Family Residential).

Current Zoning:	R-6 (Single-Family Residential)	Proposed Zoning:	R-12 (Two-Family Residential)
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Current/Continued Use: Two-Family Residential

Zoning History:

The area was annexed into the city in 1851. The lots were platted as Veron Place – Lots 72, 73 and 74 on September 8, 1886. At the time Independence adopted its Zoning District Map in 1965, the three properties were designated R-4 (Moderate Density Residential). In 1998, the area was downzoned to R-1b (Single-Family Residential). When the city adopted its Unified Development Ordinance in 2009, these properties were relabeled the zoning classification of R-6 (Single-Family Residential).

Proposal:

The city seeks to rezone these three duplexes to R-12 (Two-Family Residential) to conform with the existing use and design of those existing structures. The R-6 zoning does not allow for two-family residences thus all these residences are legal non-conforming uses. If the rezoning is denied, the property owners and buyers may have trouble obtaining mortgages and making improvements.

Physical Characteristics of Properties:

The three duplexes date from the 1950's. All three buildings are one story, although 133-135 and 137-139 are identical in design with red brick siding. The third, tan-colored duplex has larger, recessed porches and side entry front doors. All three have rear, back-alley vehicular access.

Characteristics of the Area:

The area around this zoning district encompasses many small, single-family homes. The surrounding homes date from the mid-twentieth century and are of similar size and design.

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

This proposal conforms with Independence for All, Strategic Plan's objective, "Stabilize and revitalize neighborhoods."

Comprehensive Plan Tools and Policies for the Current Designation:

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

Construction of this neighborhood predominantly took place in the middle of the twentieth century. Rezoning these properties helps ensure the stability of these properties by aligning their design with their current use. This rezoning supports the preservation and protection of this neighborhood.

Sub-Area Plans:

These properties are located in the Downtown Redevelopment Area (not to be confused with the Historic Square Area).

Zoning:

The proposed R-12 (Two-Family Residential) zoning classification will allow for one and two-family dwellings and various other uses (schools, churches, government facilities, cemeteries, home-based daycare, agriculture and others with conditions). Currently, the properties are zoned R-6 (Single-Family Residential), a zoning classification that allows for only one-family dwellings and as well as the various other uses (schools, churches, government facilities, cemeteries, home-based daycare, agriculture and others with conditions) as mentioned above.

Historic and Archeological Sites:

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

Public Utilities:

All utilities are already in place.

Floodplain/Stream Buffer:

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

CIP Investments:

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

REVIEW CRITERIA

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

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

The Comprehensive Plan envisions Residential Neighborhood uses for the area. Staff believes two-family residential zoning is appropriate given the existing design of these structures.

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

The properties are within the Downtown Redevelopment Area. (not to be confused with the Historic Square Area Plan).

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

There are no nearby R-12 properties, but the use is already existing. The existing structures are not that disproportional in size to the single-family homes in the vicinity.

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

The proposed R-12 zoning will be compatible with the area's existing single-family homes.

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

The R-6 zoning is not compatible with existing design of the three structures.

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

This is not applicable.

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

The rezoning should have no detrimental effect on area properties.

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

If the rezoning is denied, the property owners and buyers may have trouble obtaining mortgages and making improvements. In addition, rezoning this area will reduce the nonconformity of the use.

EXHIBITS

1. Notification Letters External
2. Notification Letters Internal
3. Address Lists Internal
4. Address List External
5. Notification Area Map
6. External Affidavit
7. Internal Affidavit
8. Exploratory Letter
9. Comprehensive Plan map
10. Zoning map



August 26, 2026

Dear Property Owner:

The City of Independence is proposing to change the zoning classification of three properties located along S. Fuller Avenue from R-6 (Single-Family Residential) to R-12 (Two-Family Residential).

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

The properties subject to the rezoning include:

- 133-135, 137-139 and 141-143 S. Fuller Avenue from R-6 (Single-Family Residential) to R-12 (Two-Family Residential).

The lots on the map are presently zoned R-6 (Single-Family Residential). The City is proposing to change the zoning of the lots to R-12 (Two-Family Residential), a zoning classification that permits one single or one two-family home per lot.

A formal public hearing on this rezoning will be held on **September 15, 2026** by the Independence Planning Commission at 6:00 p.m. The meeting will also be streamed on YouTube. Following action by the Planning Commission, this application is scheduled for its first reading by the City Council on October 19, 2026 and the second reading on November 2, 2026.

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

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

Sincerely,

Brian L. Harker

Brian L. Harker
Planner
(816) 325-7823
bharker@indepmo.org

20201 E. JACKSON DR. • INDEPENDENCE, MO 64057

INDEPENDENCEMO.ORG



August 26, 2026

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20201 E. JACKSON DR. • INDEPENDENCE, MO 64057

INDEPENDENCEMO.ORG

Addresses: 133-135 and 137-139 S. Fuller Avenue

Owner: Hawley Scott

Owner Address: 118 N Conistor Ln B-263 Liberty MO, 64068

Addresses: 141-143 Fuller Avenue

Owner: 141 Fuller St LLC

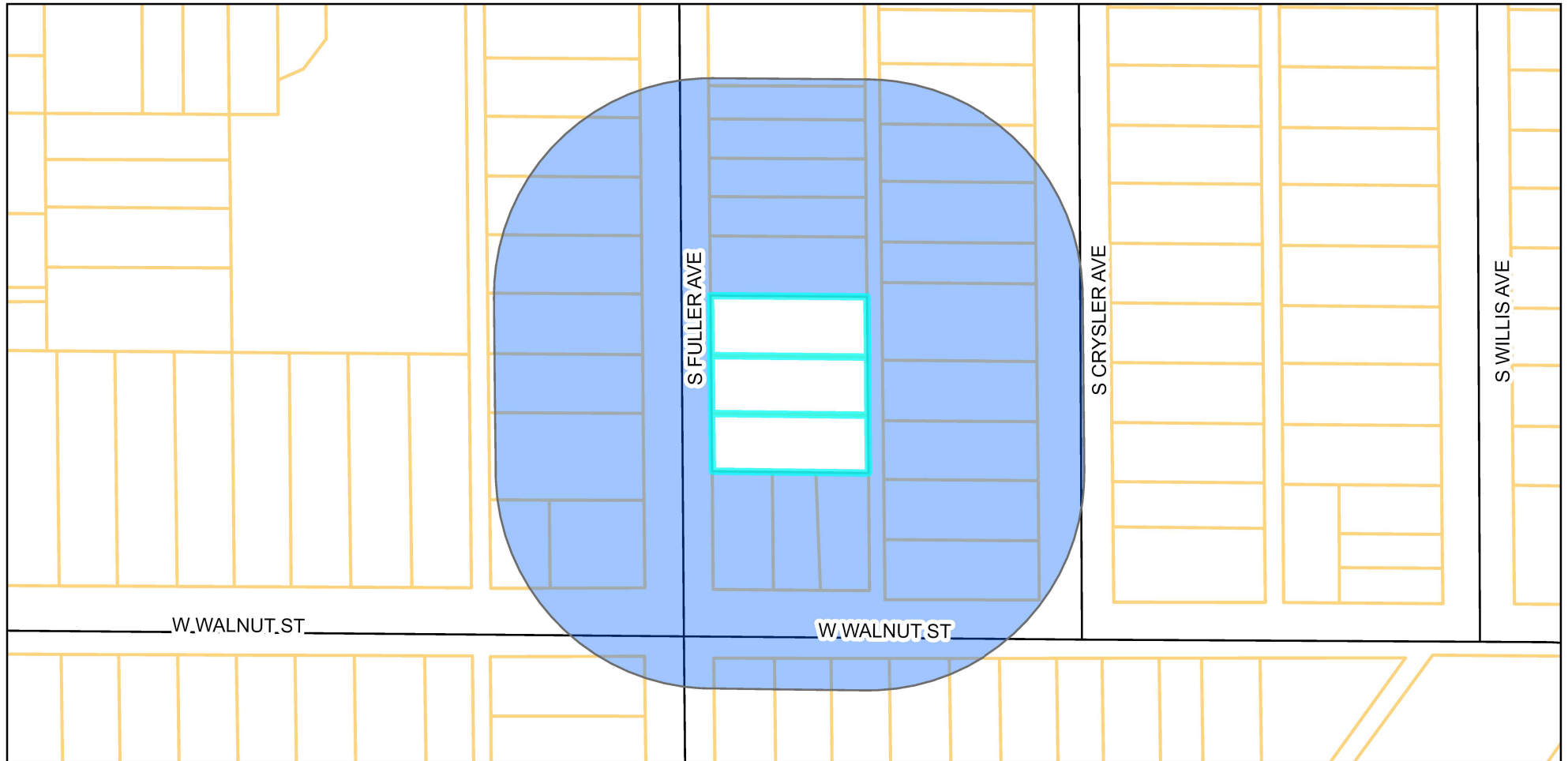
Owner Address: 141 S Fuller Ave Independence MO 64050

Parcel ID	Property Address	Property Owner	Owner Address	City	State	ZIP Code
26-330-11-09-00-0-00-000	131 S FULLER AVE	JPC PROPERTY HOLDINGS LLC	PO BOX 11917	KANSAS CITY	MO	64138
26-330-11-05-00-0-00-000	119 S FULLER AVE	DODSON MICHAEL A & CARMEN M	119 S FULLER	INDEPENDENCE	MO	64050
26-330-10-54-00-0-00-000	204 S FULLER AVE	ZOHAR MO LLC	44 NAKHAL ZOHAR	MODI'IN MACCABIM-RE'UT	ISRAEL	7173515
26-330-11-12-00-0-00-000	141 S FULLER AVE	141 FULLER ST LLC	141 S FULLER AVE	INDEPENDENCE	MO	64050
26-330-11-17-00-0-00-000	1316 W WALNUT ST	HOOVER REGINA K	1316 W WALNUT ST	INDEPENDENCE	MO	64050
26-340-07-14-00-0-00-000	200 S CRYSLER AVE	GUSTAFSON DAVID L	204 S CRYSLER AVE	INDEPENDENCE	MO	64050
26-330-12-02-00-0-00-000	1315 W WALNUT ST	1315 WALNUT AVE	116 S PLEASANT ST	INDEPENDENCE	MO	64050
26-330-11-08-00-0-00-000	127 S FULLER AVE	SORISSO MARY N	127 S FULLER	INDEPENDENCE	MO	64055
26-340-07-12-00-0-00-000	216 S CRYSLER AVE	216 1/2 CRYSLER STREET	116 S PLEASANT ST	INDEPENDENCE	MO	64050
26-330-11-15-00-0-00-000	1312 W WALNUT ST	1312 WALNUT AVE	116 S PLEASANT ST	INDEPENDENCE	MO	64050
26-330-10-58-00-0-00-000	116 S FULLER AVE A	NESTLERODE MELISSA, CHAPA PABLO C	116 S FULLER ST	INDEPENDENCE	MO	64050
26-330-11-04-00-0-00-000	113 S FULLER AVE	MACDONALD KARL & BEVERLY A	112 S FULLER ST	INDEPENDENCE	MO	64050
26-340-07-05-00-0-00-000	118 S CRYSLER AVE	AMB REAL ESTATE VENTURES LLC	2709 S MAYBROOK AVE	INDEPENDENCE	MO	64057
26-340-07-13-01-0-00-000	124 S CRYSLER AVE	GUSTAFSON DAVID L	204 S CRYSLER AVE	INDEPENDENCE	MO	64050
26-330-12-04-00-0-00-000	1319 W WALNUT ST 2	COE JAMES L & MARY F	903 E US 24 HWY	INDEPENDENCE	MO	64050
26-330-12-01-00-0-00-000	1313 W WALNUT ST	1313 WALNUT AVE	116 S PLEASANT ST	INDEPENDENCE	MO	64050
26-330-11-10-00-0-00-000	133 S FULLER AVE	HAWLEY SCOTT	118 N CONISTOR LN B-263	LIBERTY	MO	64068
26-330-11-07-00-0-00-000	127 S FULLER AVE	SORISSO MARY N	127 S FULLER	INDEPENDENCE	MO	64055
26-330-10-55-00-0-00-000	202 S FULLER AVE	NEW LIFE RENTALS LLC	2003 N PONCA DR	INDEPENDENCE	MO	64058
26-340-19-07-00-0-00-000	1311 W WALNUT ST	QUIJANO GLENDA IVETTE PEREZ	1311 W WALNUT ST	INDEPENDENCE	MO	64050
26-330-10-56-00-0-00-000	122 S FULLER AVE	WILSON LARRY W & SUSAN L	122 S FULLER	INDEPENDENCE	MO	64050
26-330-13-01-00-0-00-000	300 S FULLER AVE	JENKS ROBIN	300 S FULLER ST	INDEPENDENCE	MO	64050
26-330-11-06-00-0-00-000	121 S FULLER AVE	MMM MOMO PROPERTIES LLC	415 S 2ND ST	ALHAMBRA	CA	91801
26-340-07-13-02-0-00-000	122 S CRYSLER AVE	SWIEK PAMELA SUE	122 S CRYSLER AVE	INDEPENDENCE	MO	64050
26-330-10-51-00-0-00-000	1402 W WALNUT ST	MORROW JENNIFER	1402 W WALNUT ST	INDEPENDENCE	MO	64050
26-340-07-06-00-0-00-000	120 S CRYSLER AVE	NEIDHOLDT DANIEL W	120 S CRYSLER ST	INDEPENDENCE	MO	64050
26-340-07-09-00-0-00-000	204 S CRYSLER AVE	GUSTAFSON DAVID L	204 S CRYSLER	INDEPENDENCE	MO	64050
26-330-10-50-00-0-00-000	1410 W WALNUT ST	RAPPWIN PROPERTIES LLC	133 NW MORTON DR	LEES SUMMIT	MO	64081
26-340-07-10-00-0-00-000	206 S CRYSLER AVE	HULMES GEORGE H III-TR, HULMES CHARLOTTE E-TR	311 N COGAN LN	INDEPENDENCE	MO	64050
26-330-10-53-00-0-00-000	206 S FULLER AVE	C K HAMILTON TRUST DATED 10/30/20	1511 DODGION	INDEPENDENCE	MO	64055
26-330-11-11-00-0-00-000	137 S FULLER AVE	HAWLEY SCOTT	118 N CONISTOR LN B-263	LIBERTY	MO	64068
26-330-10-57-00-0-00-000	120 S FULLER AVE	TWEEDY HERBERT PHILLIP	120 S FULLER ST	INDEPENDENCE	MO	64050
26-340-07-11-00-0-00-000	212 S CRYSLER AVE	BRIDGEWATER HANNAH L	212 S CRYSLER AVE	INDEPENDENCE	MO	64050
26-330-11-16-00-0-00-000	1314 W WALNUT ST	1314 WALNUT AVE	116 S PLEASANT ST	INDEPENDENCE	MO	64050
26-330-12-03-00-0-00-000	1317 W WALNUT ST	COE JAMES L & MARY F	903 E US 24 HWY	INDEPENDENCE	MO	64050
26-330-10-52-00-0-00-000	208 S FULLER AVE	MONTES GREG	208 S FULLER AVE	INDEPENDENCE	MO	64050

Notification Area Map

Case #26-100-10

133-143 S Fuller Ave



 Notification Area  Parcels

0 75 150 300 US Feet


Prepared For: Planning Commission
Meeting Date: September 15, 2026



Property Owner Notification Affidavit

STATE OF MISSOURI

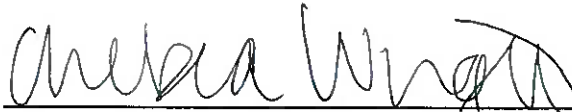
COUNTY OF JACKSON

Case No. 26-100-10

I, Chelsea Wright, of lawful age being first duly sworn upon oath, state:

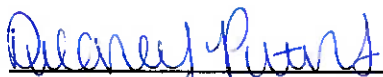
That I am the (agent, owner, attorney) for the property for which the application was filed and did, not later than fifteen (15) days prior to the date of the public hearing scheduled before the Planning Commission, mail notices to all persons owning property within 185 feet of the subject property.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

These notices were mailed on the 26 day of August, 2026.



Signature of Agent, Owner or Attorney

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


Notary Public

03/06/2028

Commission Expiration Date

DELANEY PETERS
Notary Public - Notary Seal
State of Missouri
Commissioned for Jackson County
My Commission Expires: March 06, 2028
Commission Number: 24013103

Property Owner Notification Affidavit

STATE OF MISSOURI

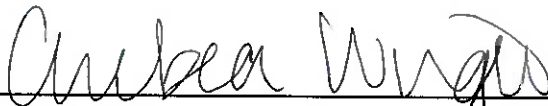
COUNTY OF JACKSON

Case No. 26-100-10

I, Chelsea Wright, of lawful age being first duly sworn upon oath, state:

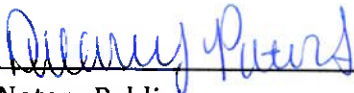
That I am the (agent, owner, attorney) for the property for which the application was filed and did, not later than fifteen (15) days prior to the date of the public hearing scheduled before the Planning Commission, mail notices to all persons owning property within 185 feet of the subject property.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

These notices were mailed on the 26 day of August, 2026.



Signature of Agent, Owner or Attorney

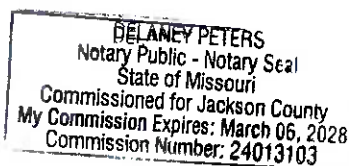
Subscribed and sworn to before me this 26 day of August, 2026.



Notary Public

03/06/2028

Commission Expiration Date





August 7, 2026

Dear Property Owner:

The City of Independence is proposing to change the zoning classification of three properties (133-135, 137-139 and 141-143) located along S. Fuller Avenue.

The city is proposing to change the zoning of the subject properties from R-6 (Single-Family Residential) to R-12 (Two-Family Residential). The subject properties part of this proposed rezoning were constructed as and are still two-family residences. This proposed rezoning will better align the zoning district classification to the existing use.

Both a map highlighting the subject properties and a list of the lots proposed to be rezoned are included in this mailing. The city is proposing to change the zoning classification of the properties indicated on the map and list to R-12 (Two-Family Residential)—a classification that allows one, single or two-family dwelling unit per lot.

The intent of this letter is to gauge owner interest in this proposed rezoning. Please provide your response to this proposal by August 25, 2026. Any input that you're able/willing to provide is greatly appreciated.

Sincerely,

Brian L. Harker

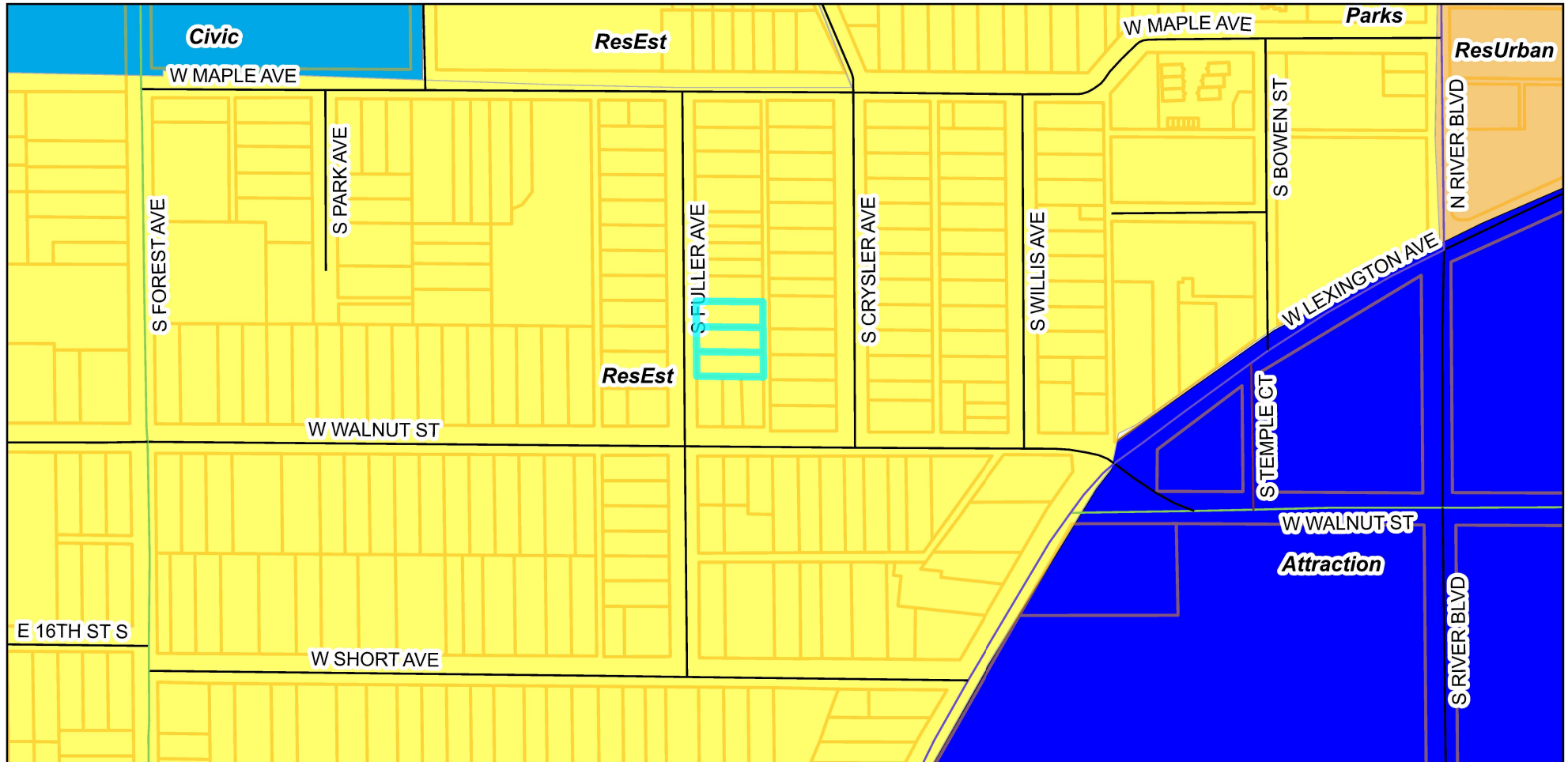
Brian L. Harker
Planner
(816) 325-7823
bharker@indepmo.org



Comprehensive Plan

133-143 S Fuller Ave

Case #26-100-10



Parcels

Comprehensive Plan

Residential Neighborhoods

Residential Urban Neighborhoods

Civic / Public

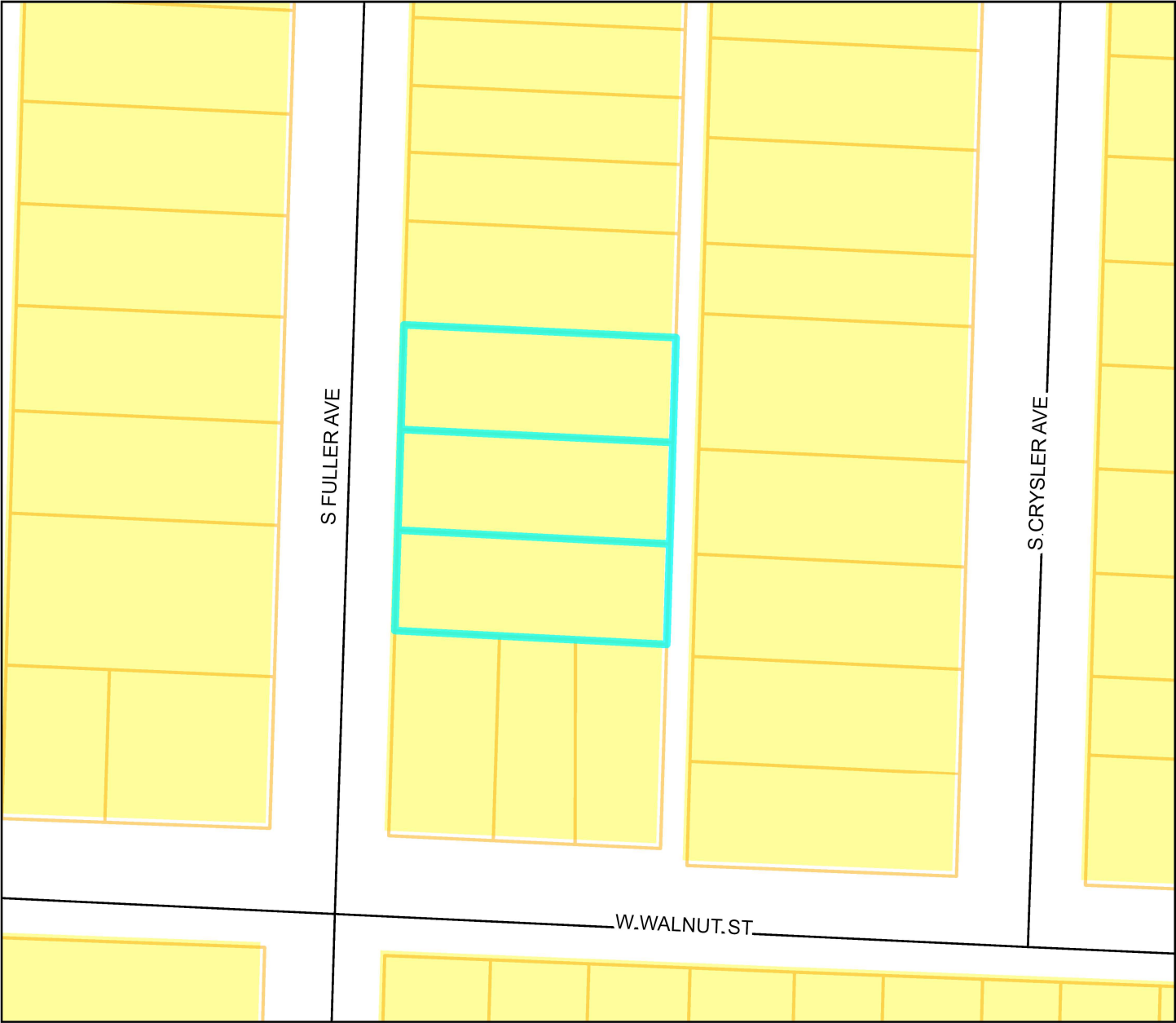
Community Attractions & Tourism

0 250 500 1,000 US Feet

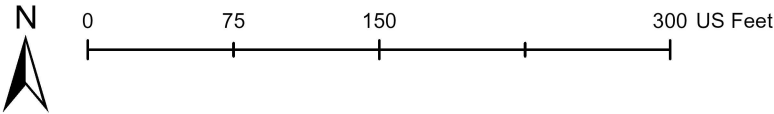
Prepared For: Planning Commission
Meeting Date: September 15, 2026



Zoning Map



-  Parcels
- Zoning District
-  R-6



MEETING DATE: September 15, 2026

STAFF: Brian L. Harker, Planner

PROJECT NAME: East 23rd Street S. Rezoning

CASE NUMBER/REQUEST: **Case 26-125-05 – Rezoning/PUD – 934 E. 23rd Street S.** – A request to rezone the property from C-1 (Neighborhood Commercial) to R-12/PUD (Two-Family Residential/Planned Unit Development) and approve a Preliminary Development Plan.

APPLICANT: Samuel Gouldsmith

OWNER: Noah Gouldsmith

PROPERTY STATUS ADDRESS: 934 E. 23rd Street S.

UNIT ADDRESSES: 934, 936 and 946 E. 23rd Street S.

SURROUNDING ZONING/LAND USE:

North: R-12 (Two-Family Residential)...single-family homes

South: C-2 (General Commercial)...carwash

East: C-2 (General Commercial)...single-family home

West: C-2 (General Commercial)...bookstore and duplex

PUBLIC NOTICE:

- Letters to adjoining property owners – August 20, 2026
- Public Notice published in the Examiner – August 29, 2026
- Signs posted on property – August 27, 2026

FURTHER ACTION:

Following action by the Planning Commission, this rezoning request and Preliminary Development Plan is scheduled for first reading October 19, 2026 and second readings by the City Council November 2, 2026.

RECOMMENDATION

Staff recommends **APPROVAL** of this Rezoning/PUD and Preliminary Development Plan with the following conditions.

1. The parcel will be renamed, “Fair Acres – Replat A,”
2. Relabel proposed Tract 2 and Tract 1, Lot 3A and Lot 4A.
3. For this PUD, the rear yard of the Lot 3A duplex need only be 14.1 feet in depth and the front yard of the Lot 4A house need only be 24.5 feet in depth.
4. For this PUD, Lot 3A will only be 39.85 feet in width.

5. Provide a cross-access easement for the area of the driveway. This language must be on the Minor Subdivision when recorded. Additionally, record a Licensing Agreement with the Minor Subdivision stating maintenance responsibilities and defining the access parameters.
6. Addresses shall be included on the Minor Subdivision.
7. Sign and seal the revised Preliminary Development Plan.
8. The Minor Subdivision will have to show all existing easements and any needed for all public utility and sanitary sewer mains; and for private service lines crossing the western lot at widths determined by staff. Further, provide standard 5-foot front easements and a 7 ½-foot rear easement for the western lot.

PROJECT DESCRIPTION & BACKGROUND INFORMATION

PROJECT DESCRIPTION: – A request to rezone the property from C-1 (Neighborhood Commercial) to R-12/PUD (Two-Family Residential/Planned Unit Development) and approve a Preliminary Development Plan.

Current Zoning:	C-1 (Neighborhood Commercial)	Proposed Zoning:	R-12/PUD (Two-Family Residential/Planned Unit Development)
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Current Use: Duplex and Single-Family Home

Zoning History 1965 to Today – C-1 (Neighborhood Commercial)

Property History:

Fair Acres was platted on August 5, 1908. In 1948, the property was annexed into the City of Independence. With the adoption of the Unified Development Ordinance in November 1965, the site was designated a C-1 (Neighborhood Residential) zoning classification and has remained under this commercial classification since that time despite being built as a duplex and single family residence.

Proposal:

Gouldsmith Acquisitions, LLC intends to rehabilitate two older residential structures located on a single parcel, with a situs address of 934 E. 23rd Street S., to bring two otherwise sound buildings back into the housing market. The parcel contains one duplex and one single-family residence. Their plan is to complete rehabilitation of the structures and bring them up to code. The subject property was occupied as recently as December of 2025 but has been blighted for quite some time. The property has lost its legal nonconformity and rezoning to R-12, to reflect the one and two-family uses, necessitates a lot-split. Further, a PUD designation is needed to adjust the rear yard setback for the duplex, the front yard setback of the house and the street frontage width for the duplex lot.

Physical Characteristics of Property:

The parcel has 99.85 feet of right-of-way, not sufficient for two 60-foot-wide lots. The larger “piano key” shaped lot on the west has a tan, duplex toward its back setting within 14.1 of the residential subdivision to the north. Its frontage will only be 39.5 feet wide. The white single-family home sets on what will be the 60-foot-wide lot. But an allowance is needed for the 24.5-foot-deep front yard.

The duplex is a tan, brick, double-sided split level. Each unit has single-car garage. In addition to the parking area in front of the garages, the duplex will have parking spaces to the left of the driveway for three cars. The white house lacks its own parking pad, but the applicant intends to provide four parking spaces behind the house. Any expansion of the existing driving surface must be paved.

Characteristics of the Areas:

The residence lies along the largely commercial E. 23rd Street S. corridor. A manual car-wash facility sets immediately to the west. Another legal nonconforming, single-family residence and a used car lot lie to the east. Across the street, to the south, are a duplex and a bookstore. Abutting the property on the north is dominantly a single-family residential neighborhood.

ANALYSIS

Consistency with *Independence for All*, Strategic Plan:

The proposal fits within Independence for All Strategic Plan's goal to achieve livability, choice, access, health and safety through a quality-built environment. This proposal conforms with Independence for All, Strategic Plan's objective, "Stabilize and revitalize neighborhoods."

Comprehensive Plan Tools and Policies for the Current Designation:

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

Zoning:

The proposed R-12/PUD zoning district classification will allow one and two-family dwellings and various other uses (schools, churches, government facilities, cemeteries, home-based daycare, agriculture and others with conditions). Currently, the property is zoned C-1 (Neighborhood Commercial), which permits uses like offices, retail shops, hair salons, services, restaurants and various other related uses.

Sub-Area Plans:

There are no sub-area plans for this vicinity.

The Planned Unit Development (PUD):

The PUD will make allowance for the existing building placement on the site. The rear yard of the Lot 13A duplex needs only be 14.1 feet in depth and the front yard of Lot 4A house needs only be 24.5 feet in depth. The frontage of Lot 13A will only be 38.85 feet in width.

Access:

The duplex and the house are both accessed via a shared paved driveway. There will be a cross-access easement for the area of the driveway. Language for this will be on the Minor Subdivision when recorded. Additionally, a Licensing Agreement recorded with the Minor Subdivision must state the maintenance responsibilities and define the parameters of the access.

Public Utilities:

All utilities exist and are available to serve the existing uses. The Preliminary Development Plan indicates the location of public mains and private service lines. The Minor Subdivision will have to show all existing easements and any needed for all public utility and sanitary sewer mains; and for

private service lines crossing the western lot. Further, the drawing must provide standard 5-foot front easements and a 7 ½-foot rear easement for the western lot.

Floodplain/Stream Buffer:

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

Historic and Archeological Sites:

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

CIP Investments:

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

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.**
Imagine Independence Comprehensive Plan 2040 designates a Residential Neighborhood land use category for this area.
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, ensuring the use is consistent with the Comprehensive Plan, and allowing flexibility in setbacks, and frontages that could not be achieved using conventional zoning district regulations.
3. **The nature and extent of Common Open Space in the PUD.**
This proposed use does not involve the establishment of any common open areas.
4. **The reliability of the proposals for maintenance and conservation of Common Open Space.**
Covenants and restrictions are not applicable for this proposed use.
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 proposed Planned Unit Development does not involve the provision for common open space.
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.**
The Rezoning/PUD will allow for the maintenance and rehabilitation of the existing uses.
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 action.
8. **Whether potential adverse impacts have been mitigated to the maximum practical extent.**
No potential adverse impacts are expected as a result of these uses.

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 applicant the ability to end the legal unconformity of the existing structures and their layout.

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.**

The PUD protects the public interest and the residents of the PUD by eliminating the nonconformity of the uses, the structures and property.

EXHIBITS

1. Narrative
2. Application
3. Notification letter
4. Notification area map
5. Notification addresses
6. Mailing affidavit
7. Development Plan
8. Comprehensive Plan map
9. Zoning Map

COVER LETTER 934, 936, and 946 E. 23rd St. S., Independence, MO 64050

Samuel Gouldsmith
Chief Operation Officer
Goldsmith Acquisitions LLC



July 9th, 2026

Planning Commission

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

Re: Proposed Redevelopment of 934, 936, and 946 E. 23rd St. S., Independence, MO 64050

Dear Members of the Planning Commission,

On behalf of Goldsmith Acquisitions LLC, I respectfully submit this cover letter in support of our application regarding the redevelopment of the property located at **934, 936, and 946 E. 23rd St. S., Independence, Missouri.**

Background of Goldsmith Acquisitions LLC

Goldsmith Acquisitions LLC is a locally owned real estate investment and property redevelopment company based in Independence, Missouri. Our mission is to acquire distressed and underutilized residential properties, rehabilitate them to meet current building and safety standards, and return them to productive use as quality housing for the community.

We focus on preserving existing neighborhoods by investing in properties that have fallen into disrepair, improving housing conditions, and providing safe, code-compliant rental housing. We regularly work with local housing assistance programs, including the Independence Housing Authority, the Kansas City, Kansas Housing Authority, and other housing voucher programs to help address the growing demand for affordable, quality housing in the region.

Description of Proposed Work

The subject property currently contains **one duplex and one single-family residence**, which have historically functioned as three residential dwelling units on a single parcel. Our intent is to

preserve these existing residential structures and complete a comprehensive rehabilitation that will bring each dwelling into compliance with all applicable building, fire, and life-safety codes.

The proposed improvements include, but are not limited to:

- Rehabilitation of the fire-damaged dwelling located at 934 E. 23rd St. S.
- Replacement and modernization of electrical, plumbing, and mechanical systems as required.
- Interior and exterior renovations to meet current building code requirements.
- Site improvements necessary to comply with City standards while maintaining the property's long-standing residential character.
- Restoration of all three dwelling units for use as safe, code-compliant residential rental housing.

The property was occupied as residential housing immediately prior to our purchase, with the most recent tenant vacating in December 2025. Based on the property's long-standing residential use, active utilities, and information provided during the purchase process, we acquired the property with the intent of renovating and continuing its residential use.

Our goal is to preserve these existing residential improvements, eliminate blighted conditions, and return the property to productive use while providing much-needed quality housing within the City of Independence.

We appreciate the Planning Commission's consideration of our application and respectfully request your support of the proposed redevelopment. Thank you for your time and consideration. Should additional information be required, I would be happy to provide it.

Respectfully,

Samuel Gouldsmith
Chief Operation Officer
Goldsmith Acquisitions 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

Rezoning of Duplex + SFH at [934, 936, 946 E 23rd St S]

Project Name			
934, 936, 946 E 23rd St S Independence MO 64050			
Project Address/Location			
1,225	0.47	Existing: 1 lot/Proposed: 2 lots No	
Sq. Ft. of Building	Acreage	Number of Lots/Tracts	Stream Buffer (Yes or No)
C-1 (Neighborhood Commerci	R-12 (Two-Family Residential	Two Family / Duplex / SFH	Two Family / Duplex / SFH
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
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Contact Information

Applicant

Samuel Gouldsmith	Gouldsmith Acquisitions LLC
Name	Company
[Redacted]	
Address	
[Redacted]	
Phone	Email

Owner

Noah Gouldsmith	Gouldsmith Acquisitions LLC
Name	Company
[Redacted]	
Address	
[Redacted]	
Phone	Email

Architect/Engineer/Surveyor/Other:

Julius Maurin IV	MAURIN AND SONS
Name	Company
[Redacted]	
Address	
[Redacted]	
Phone	Email

Architect/Engineer/Surveyor/Other:

Name	Company
[Redacted]	
Address	
[Redacted]	
Phone	Email

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

 04/30/2026
Applicant's Signature Date

 04/30/2026
Owner's Signature Date

Property Owner Notification Letter

City of Independence, Missouri

Date: 2026-08-18

Case No. #26-125-05

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: _____

As the owner of 934, 936, and 946 E 23rd St., we are requesting a property zoning change from C1 Commercial to match the intended use as Residential R12/PUD.

Applicant: Samuel Gouldsmith

Location of Property: _____

Planning Commission Meeting Date: Sep 15th, 2026, at 6:00 p.m.

City Council Meeting Date: Nov 2nd, 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.

Signature Certificate

Reference number: ECF709ED-756C-4B75-825F-51108343BEA5

Sent on August 18, 2026 2:03 PM UTC

Signed By

Signature

Sam Gouldsmith

sam@gouldsmithacquisitions.com

Sam Gouldsmith

Viewed: August 18, 2026 2:03 PM UTC

Signed: August 18, 2026 3:49 PM UTC

IP address: 2607:fb90:cf98:82df:65e0:53a6:1bcd:9822

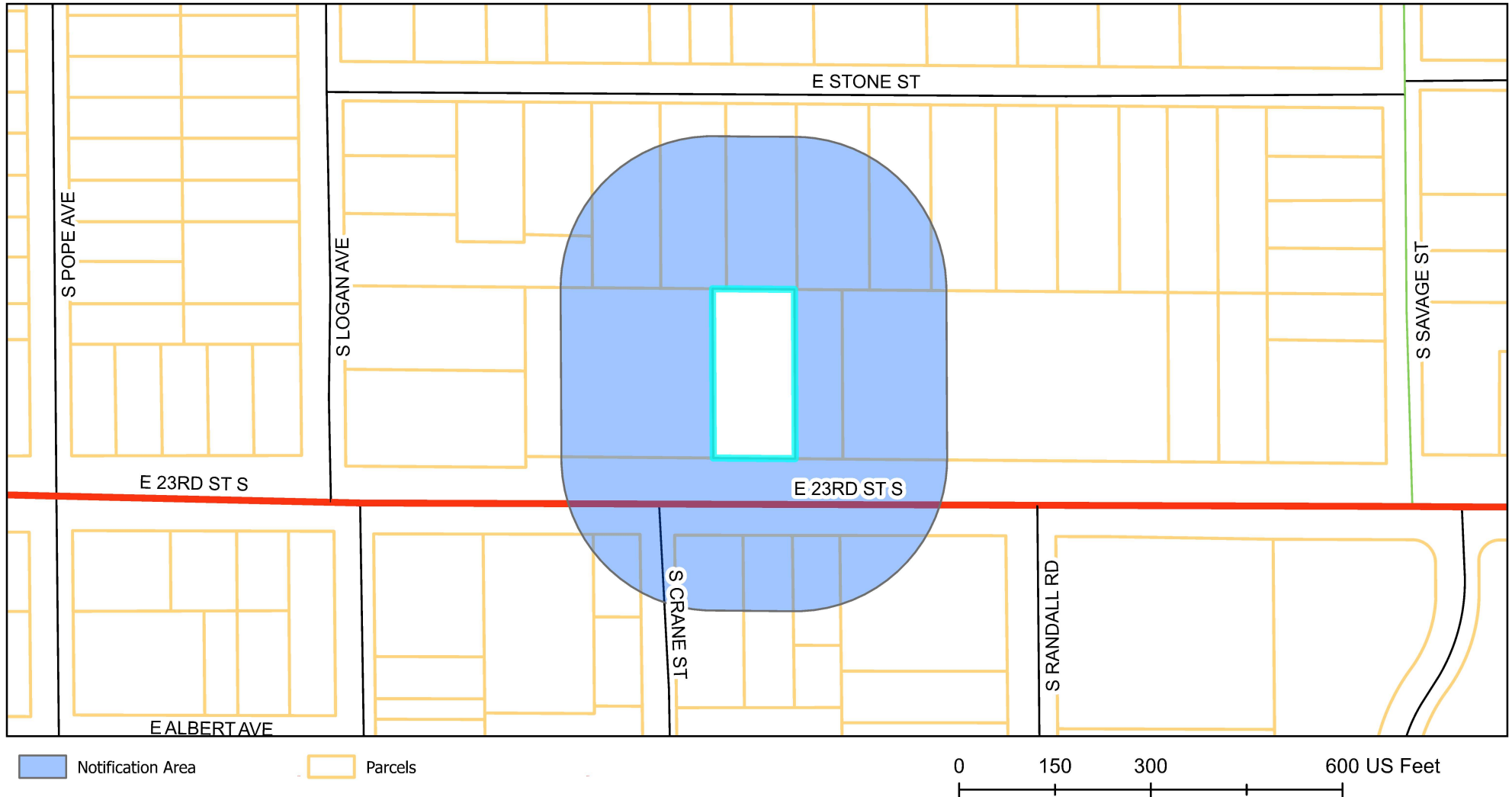
Location: Kansas City, US

Document completed by all parties on
August 18, 2026 3:49 PM UTC

Notification Area Map

934 E 23rd St S

Case #26-125-05



Prepared For: Planning Commission
Meeting Date: August 25, 2026



Parcel ID	Property Address	Property Owner	Owner Address	City	State	ZIP Code
26-630-04-01-00-0-00-000	911 E 23RD ST	JOHN MICHAEL GERMANO & CAROL JEAN GERMANO	1109 SW 17TH ST	BLUE SPRINGS	MO	64015
26-620-21-23-00-0-00-000	1024 E 23RD ST	LABRUZZO REAL ESTATE HOLDINGS LLC	7110 N NORTON AVE	GLADSTONE	MO	64119
26-620-21-39-00-0-00-000	1005 E STONE ST	WEIR RICHARD BARRON JR	1005 E STONE ST	INDEPENDENCE	MO	64050
26-620-21-06-01-0-00-000	1009 E STONE ST	FANN WILLIAM F	1009 E STONE	INDEPENDENCE	MO	64050
26-620-21-36-00-0-00-000	920 E 23RD ST	EHA LLC	1548 E 23RD ST	LAWRENCE	KS	66046
26-630-03-06-00-0-00-000	915 E 23RD ST	PRICE PUBLISHING CO INC	915 E 23RD ST	INDEPENDENCE	MO	64055
26-620-21-38-00-0-00-000	921 E STONE ST	MCCOY JEREMY DALE	921 E STONE ST	INDEPENDENCE	MO	64050
26-620-21-37-00-0-00-000	923 E STONE ST	FTC HOMES INC	907 N ALLEN RD	INDEPENDENCE	MO	64055
26-620-21-35-00-0-00-000	934 E 23RD ST	GOULDSMITH ACQUISITIONS LLC	1204 S POWAHATAN A	INDEPENDENCE	MO	64057
26-620-21-21-00-0-00-000	1000 E 23RD ST	NEWROOF 1 LLC	91 3RD AVE	NEW YORK	NY	10003
26-630-04-02-00-0-00-000	909 E 23RD ST	SAFE HARBOR FELLOWSHIP BAPTIST CHURCH OF IND	901 E 23RD ST	INDEPENDENCE	MO	64055
26-620-21-15-00-0-00-000	1129 S LOGAN AVE	COOK DAVID M & KAREN L	4916 WHITNEY DR	INDEPENDENCE	MO	64055
26-630-03-01-00-0-00-000	1003 E 23RD ST UNIT A	DIAMOND JUBILEE PROPERTIES LLC	PO BOX 24025	OVERLAND PARK	KS	66283-4025
26-620-21-09-00-0-00-000	927 E STONE ST	RUDD ALBERT V JR & GRACE E-TRUSTEES	927 E STONE ST	INDEPENDENCE	MO	64050
26-630-03-05-00-0-00-000	917 1/2 E 23RD ST	PRICE PUBLISHING CO INC	915 E 23RD ST	INDEPENDENCE	MO	64055
26-620-21-12-00-0-00-000	919 E STONE ST	LUNDQUIST G MARGUERITE & ROBERT WAYNE	919 E STONE	INDEPENDENCE	MO	64050-4664
26-630-03-04-00-0-00-000	919 E 23RD ST	GERMOSEN JOANNA	919 E 23RD ST S	INDEPENDENCE	MO	64055
26-620-21-08-00-0-00-000	1001 E STONE ST	RUDD ALBERT V JR & GRACE E-TRUSTEES	927 E STONE ST	INDEPENDENCE	MO	64050

Appendix C - Property Owner Notification Affidavit

STATE OF MISSOURI

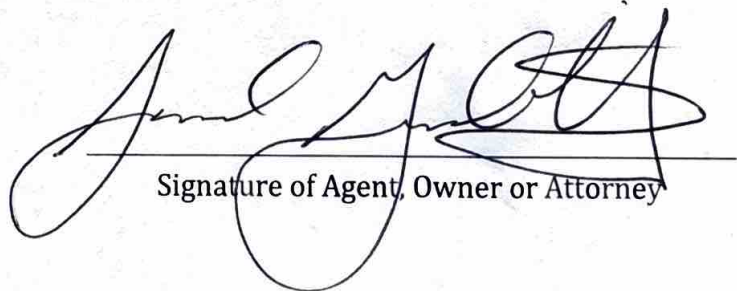
COUNTY OF JACKSON

Case No. 26-125-05

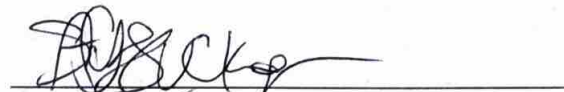
I, Samuel Gouldsmith, of lawful age being first duly sworn upon oath, state:

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 20th day of August, 2026.


Signature of Agent, Owner or Attorney

Subscribed and sworn to before me this 20 day of August, 2026.


Notary Public



June 9, 2029
Commission Expiration Date

PRELIMINARY DEVELOPMENT PLAN - EXISTING CONDITIONS AND PROPOSED LOTS

ALTA COMMITMENT FOR TITLE INSURANCE:

Westcor Land Title Insurance Company
Issuing Agent: Clear Title Nationwide, Inc.
Issuing Office:
Commitment No.: 2601012
Issuing Office File No.: 2601012

OWNER:

Gouldsmith Acquisitions LLC

PARENT PARCEL LEGAL DESCRIPTION:

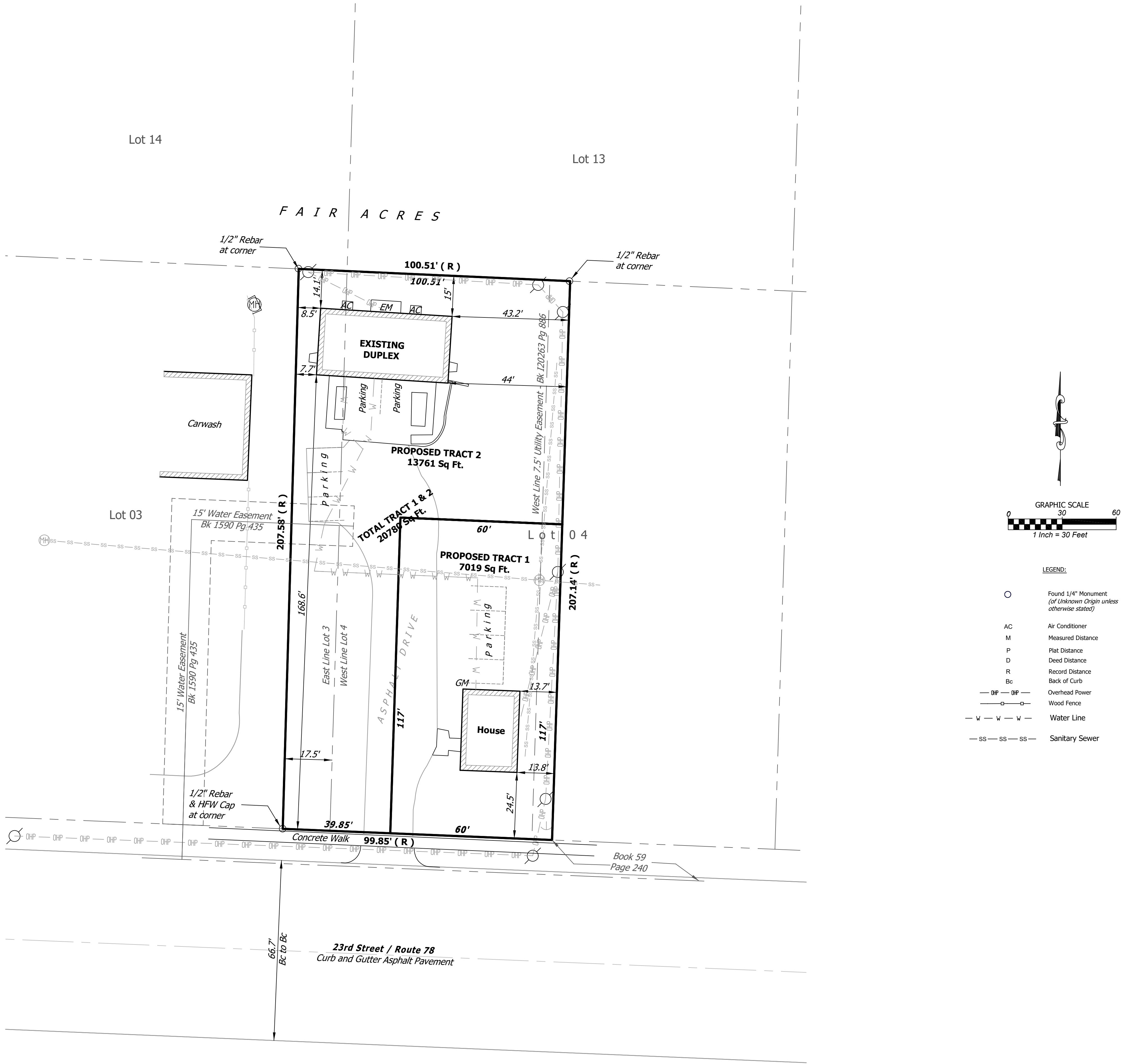
(As described in the Missouri Warranty Deed filed in the Jackson County, Missouri Recorder of Deeds Office on January 29, 2026 as Instrument No. 2026E0006846)

All of the East 17.5 feet of Lot 3, and the West Half of Lot 4, FAIR ACRES, a subdivision in Independence, Jackson County, Missouri, also known as Tract 2, of Survey Filed April 23, 1990 as Document No. 1972887 in Survey Book T-3 Page 94.

Commonly Known As: 934-946 East 23rd Street South, Independence, MO 64055

GENERAL NOTES:

- THIS IS NOT A BOUNDARY SURVEY. NO MONUMENTS WILL BE SET, THE SURVEY IS NOT DONE IN ACCORDANCE WITH THE CURRENT MISSOURI STANDARDS FOR PROPERTY BOUNDARY SURVEYS. ALL DISTANCES ARE PLAT DISTANCES, NOT MEASURED DISTANCES.
- Per agreement with the Client, this surveyor has not searched the Jackson County, Kansas Recorder of Deeds Office, the Jackson County Circuit Court, or any Jackson County records for any easements, encumbrances, condemnations, court decrees, vacations, ordinances, or any other encumbrances which may affect the subject property. Easements or other encumbrances may exist on this property and the Client should research the same prior to constructing any improvements.
- No easements are shown on the FAIR ACRES PLAT.
- Only visible utilities were located not this survey. Underground utilities exist on the premises. It is the excavator's responsibility to have any utilities located before digging.
- The Lot Split Survey filed on April 23, 1990 as Document 1972887 was used to establish the boundary lines shown on this Site Plan.
- Easements, covenants, agreements, restrictions or other encumbrances may exist on this property. The Client should research the same prior to constructing any improvements.
- The following easements are listed in the Schedule B, Part II Exceptions:
 - Subject to the Ordinance, recorded on July 19, 1990 as Instrument #1990I0989645 in Book 2042, Page 144 in the official records of the Jackson County Recorder of Deeds. *This Ordinance vacates the sanitary sewer easement recorded in Book I-1311 at Page 64. A copy of this easement was not provided.*
 - Subject to the Right Of Way, recorded in Book 1590, Page 435 in the official records of the Jackson County Recorder of Deeds. *Shown hereon.*
 - Subject to the Right Of Way, recorded in Book 1582, Page 361 in the official records of the Jackson County Recorder of Deeds. *This right of way is blanket in nature and can not be graphically depicted. It affects the entire premises.*
 - Subject to the Right Of Way, recorded in Book 59, Page 240 in the official records of the Jackson County Recorder of Deeds. *This right of way contains provisions for temporary access and drainage ditch construction which are not shown hereon and may or may not be in effect. Client should contact an attorney or other real estate professional to determine the rights granted under this document.*
 - Subject to the Old Town Redevelopment Area Urban Renewal Plan, MO. A-8, recorded on December 20, 1971 as Instrument #1971I0104819 in Book 311, Page 749 in the official records of the Jackson County Recorder of Deeds. *This Redevelopment Plan is blanket in nature and can not be graphically depicted. It affects the entire premises.*
 - Subject to the Easement, recorded in Book 2063, Page 885 in the official records of the Jackson County Recorder of Deeds. *No document was provided. There is no Book and Page in the Jackson County Recorder Deeds Office.*



DRAWN BY:	JPM
PROJECT #:	26-034
REVISION #:	26-034
DATE:	06/06/2026
SHEET #:	1 OF 1

Gouldsmith Acquisitions
1204 South Powhatan Ave
Independence Missouri, 64057

SITE PLAN
934-946 East 23rd Street South
Independence Missouri, 64055

MAURIN & SONS

LAND SURVEYING & CONSULTING SERVICES, LLC

6531 Floyd Street, Overland Park, Kansas 66202

P. 813-698-1760

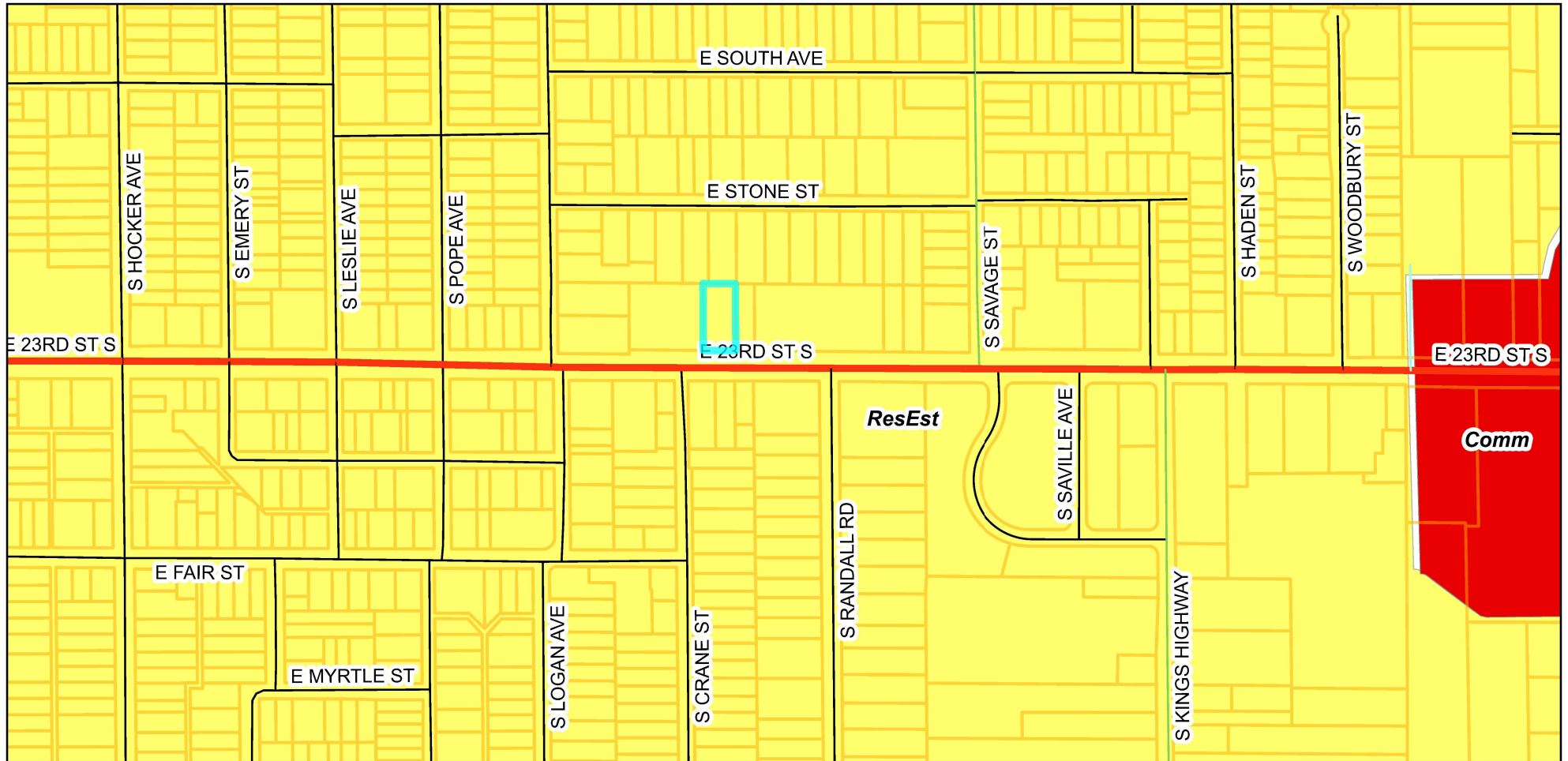
WEB: MAURINANDSONS.COM | EMAIL: INFO@MAURINANDSONS.COM

REV #	DRAWN	DATE	DESCRIPTION

Comprehensive Plan

934 E 23rd St S

Case #26-125-05



 Parcels

Comprehensive Plan

 Community Commercial

 Residential Neighborhoods

0 500 1,000 2,000 US Feet

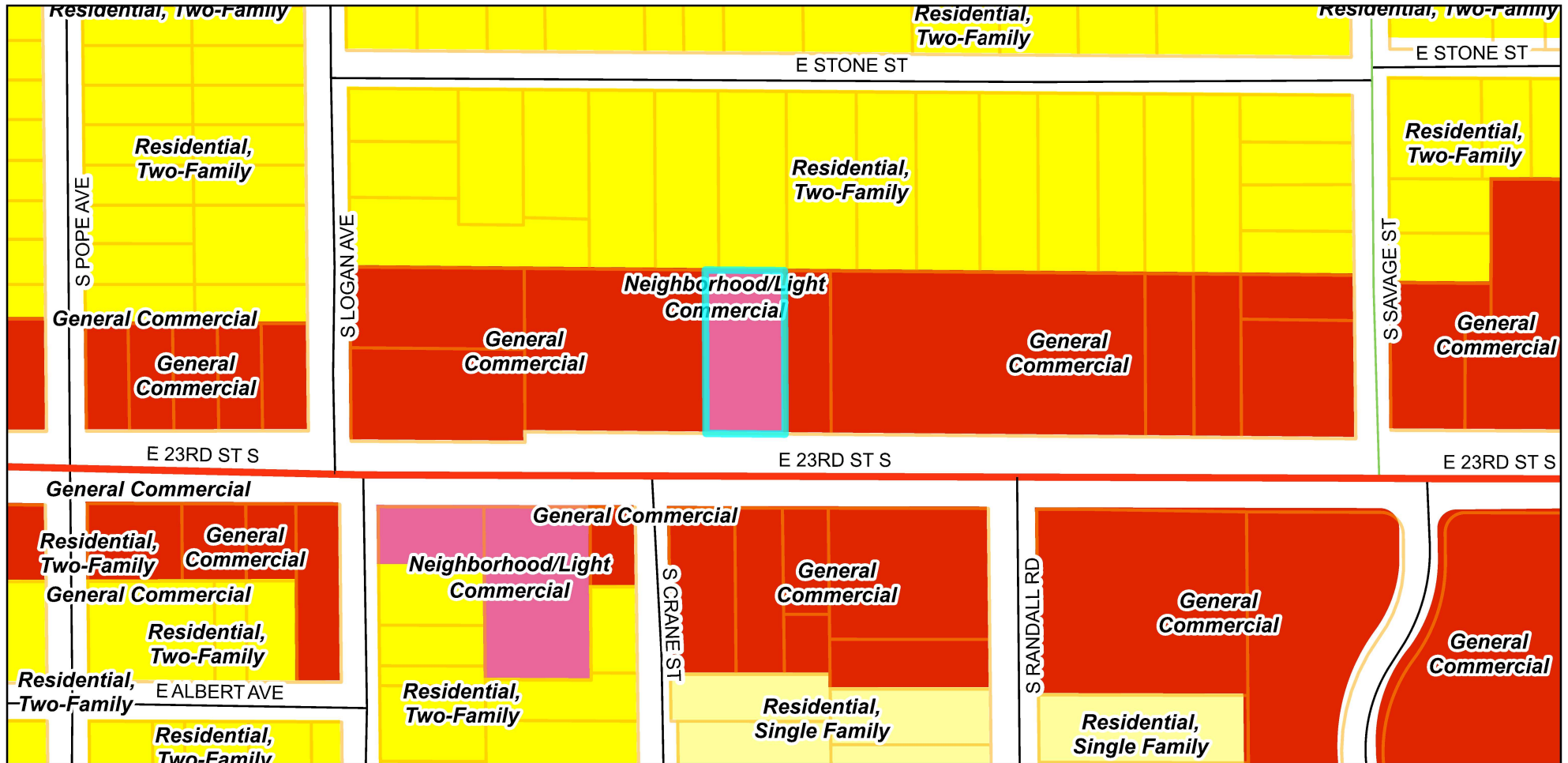
Prepared For: Planning Commission
 Meeting Date: September 15, 2026



Zoning Map

934 E 23rd St S

Case #26-125-05



Parcels

Zoning District

C-1

C-2

R-12

R-6

0 125 250 500 US Feet

Prepared For: Planning Commission
Meeting Date: September 15, 2026



MEETING DATE: September 15, 2026

STAFF: Gabe Glaser, Planner

PROJECT NAME: Short-Term Rental – 1230 W 31st St S

CASE NUMBER/REQUEST: **Case 26-400-87 – Short-Term Rental – 1230 W 31st St S** – A request to operate a Short-Term Rental at the property.

PROPERTY ADDRESS: 1230 W 31st St S

OWNER/APPLICANT: Paul Mueller, JP Kansas City LLC

MANAGER/RESPONSIBLE AGENT ADDRESS: 2121 W 48th Terr, Mission, KS 66205

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

SURROUNDING ZONINGS/LAND USES:

North: 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 August 26, 2026
- Notification signs were posted on the property August 27, 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 eight (8) adults.
5. The maximum number of bedrooms shall be four (4).
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. All parking required for the short-term rental shall consist of asphalt, concrete or other hard durable surface approved by the Community Development Department. The existing gravel driveway must be paved.

PROJECT DESCRIPTION

PROJECT DESCRIPTION:

The applicant seeks approval of a Short-Term Rental at 1230 W 31st St 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. The property was approved for operations during the FIFA World Cup, and the operator seeks to continue using the property for short-term rental operations.

Property History:

This property is part of the Beverly Hills subdivision, recorded in 1923. The area was annexed into the city in 1948. According to Jackson County records, the house was built in 1952. In 1965, the site received an R-1 (Single-Family Residential) zoning district designation and has retained a single-family zoning classification since that time.

Physical Characteristics of Property:

The lot contains approximately 34,400 square feet of land area and is located on the north side of 31st Street. The subject home is characterized by cape cod style architecture with an attached two-car garage.

Characteristics of the Area:

The surrounding area is characterized by single family homes, churches, and the Sante Fe Park. The houses in this area were predominantly developed through the 1940s and 50s and are characterized by split-level, ranch, cape cod, and Tudor revival architecture.

Parking:

An attached two-car garage will be made available for guest parking. The existing gravel driveway is considered nonconforming and will need to be paved prior to administrative approval.

Unruly Guest/Security:

The short-term rental operator has provided proof of the installation of a noise monitoring device.

Short Term Rental Requirements:

The applicant must address the following topics:

- **Noise monitoring** –The applicant has provided proof of the installation of a 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, and VRBO.
- **Business operations/security** – The applicant has listed themselves as the responsible agent to oversee the operations of the short-term rental. They are located in the Kansas City metro area and are able to respond to complaints, issues of concerns, and other City Code violations.
- **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 has been submitted along with floor plans of the house. The fire escape plan has been posted as required by City Code.
- **City inspection** – The property has been 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 driveway can accommodate the required number of parking spaces for a four-bedroom short-term rental. However, the driveway will need to be paved in order to comply with the use regulations for short-term rentals.

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 and Fire Safety Plan
7. Parking Plan
8. Nearest Short Term Rental Map

1230 W 31St St Independence MO 64055

STR License

Submitted

Application number

A00201

Application date

2026-02-08

Applicant name

Paul Mueller

> Collapse details

Submitted

Send license

Edit

Property Address

1230 W 31ST ST INDEPENDENCE MO 64055

Parcel Number

26910072400000000

Permit Held By

Owner

Rental Structure

Single family

Permit Holder

First Name

Last Name

Company Name

Paul

Mueller

JP Kansas City LLC

Property Owner(s)

Property Owner #1

First Name

Last Name

Company Name

Paul

Mueller

JP Kansas City LLC

Property Manager

First Name

Last Name

Company Name

Paul

Mueller

JP Kansas City LLC

Responsible Agent

First Name

Last Name

Company Name

Paul

Mueller

JP Kansas City LLC

Verification Documents

Floor Plan

Evacuation Plan

Parking Plan

[floor_plan_2026-02-08-222707.pdf](#)

[fire_safety_2026-02-08-222707.pdf](#)

[parking_spaces_2026-02-08-222707.pdf](#)

[floor_plan_2026-02-08-222707.pdf](#)

[fire_safety_2026-02-08-222707.pdf](#)

[floor_plan_2026-02-08-222707.pdf](#)

[fire_safety_2026-02-08-222707.pdf](#)

Supplemental Questions

Collapse all

What is the total number of bedrooms?

4

Total number of parking spaces available on the property?

4

What is your proposed total occupancy?

10

Is street parking allowed?

No

Please provide your Noise Management Plan:

The noise management plan will follow the city's guidelines for quiet hours beginning at 11pm-7am. Noise plan to be posted.

Please provide your Trash Disposal & Collection Plan:

Trash Disposal Guidelines Trash Service: Teds Trash Service Pickup Day: Wednesdays Trash Pickup Schedule Trash is collected once per week on Wednesday All trash must be placed in the outdoor bin by Tuesday night How to Dispose of Trash Bag all trash securely Place tied bags inside the outdoor trash bin Close the lid completely no overflow What Goes in the Trash Household trash Food waste (sealed in bags) Non-recyclable packaging Please Do NOT Put in the Trash Loose or unbagged trash Hazardous items (chemicals, batteries, paint) Large or bulk items (furniture, mattresses, appliances) Guest Checkout Reminder Before checkout, please: Tie all trash bags Place them in the outdoor trash bin Do not leave trash outside the bin If the bin is full, please contact the host. Help Prevent Odors & Pests Always use trash bags Close the bin lid tightly Do not leave trash outside Thank you for helping us keep the property clean and pest-free!

Please provide all platforms that you plan to advertise on.

Airbnb, VRBO

Possible Violations

We found no violations for this property

Add Note

Notes

Add



PROPERTY OWNER NOTIFICATION LETTER

For a Short-Term Rental Business

Date: August 26, 2026

Case Number: 26-400-87

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: 1230 W. 31st Street S.

Total Maximum occupancy: Eight (8) adult ten (10) guests total

Number of bedrooms used: Four (4)

PROPERTY OWNER:

Name: Paul Mueller, JP Kansas City, LLC

Phone: [REDACTED]

E-Mail: [REDACTED]

Planning Commission Meeting Date: September 15, 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

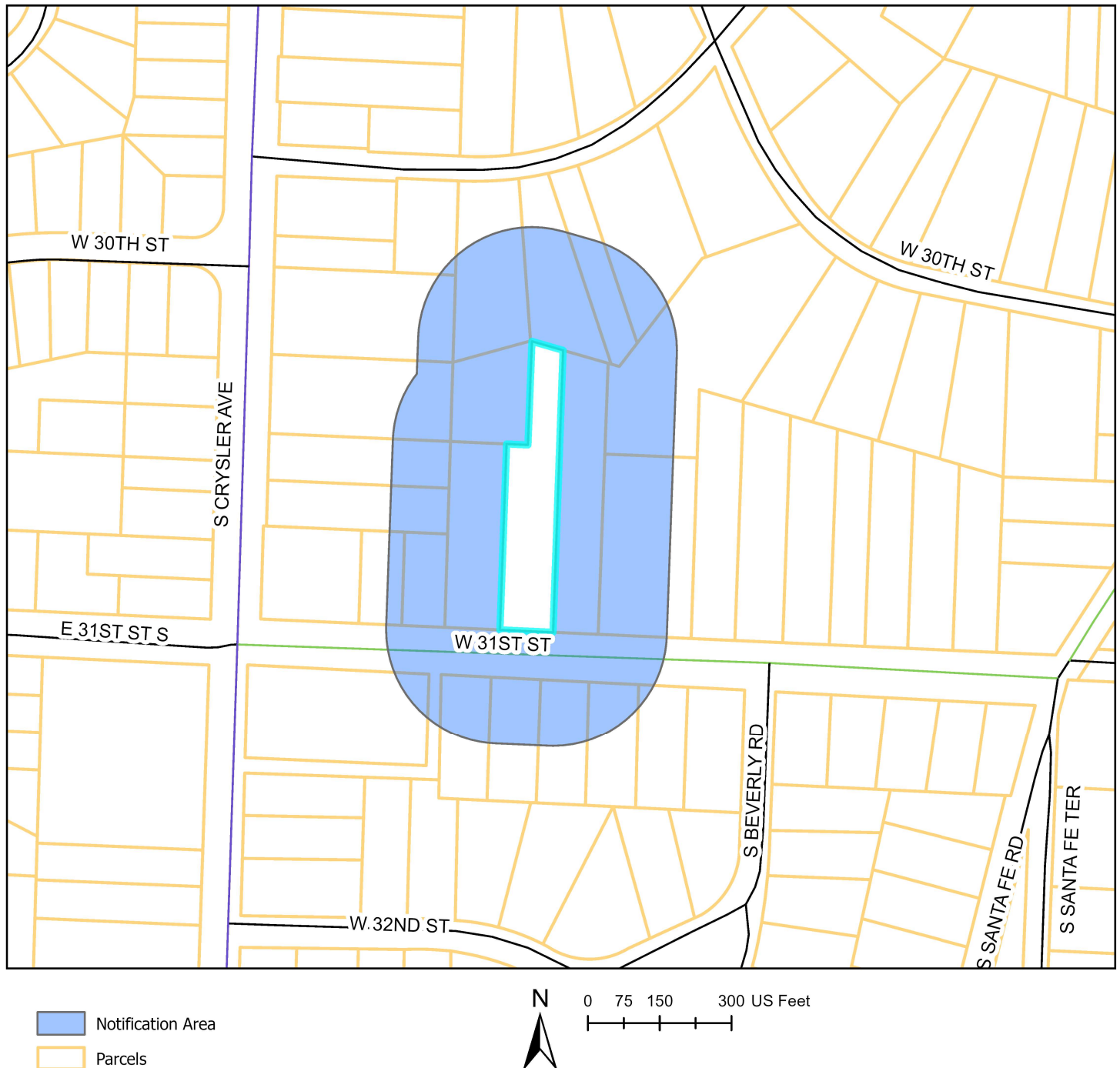
Parcel ID	Property Address	Property Owner	Owner Address	City	State	ZIP Code
26-910-07-14-00-0-00-000	1245 W 30TH ST	GRAGG LINDA S	1245 W 30TH ST	INDEPENDENCE	MO	64055
26-910-07-24-00-0-00-000	1230 W 31ST ST	MUELLER PAUL & JACQUELINE	2121 W 48TH TER	WESTWOOD HILLS	KS	66205
26-940-04-06-00-0-00-000	1221 W 31ST ST	KUHNERT FRANK E & JEAN F TRUSTEES	1227 W 25TH ST	INDEPENDENCE	MO	64052
26-940-04-05-00-0-00-000	1217 W 31ST ST	PASLEY CHRISTOPHER J & NEWMAN KAYLA R	1217 W 31ST ST	INDEPENDENCE	MO	64055
26-940-04-02-00-0-00-000	1205 W 31ST ST	PATTERSON JOSHUA D & JENNIFER M	1205 W 31ST ST	INDEPENDENCE	MO	64055
26-910-07-10-00-0-00-000	1209 W 30TH ST	CASEY TERESA	1209 W 30TH ST	INDEPENDENCE	MO	64055
26-940-04-07-00-0-00-000	1229 W 31ST ST	BEVERLY HILLS BAPTIST CHURCH	1229 W 31ST ST	INDEPENDENCE	MO	64055
26-910-07-44-00-0-00-000	1236 W 31ST ST	BRUMFIELD FRANK L & RONNIE K TRUSTEE	1236 W 31ST ST S	INDEPENDENCE	MO	64055
26-910-07-27-00-0-00-000	1204 W 31ST ST	INGRAM LINDA D	1204 W 31ST SOUTH ST	INDEPENDENCE	MO	64055
26-910-07-25-00-0-00-000	1212 W 31ST ST	OLIVER CONNIE	1212 W 31ST ST	INDEPENDENCE	MO	64055
26-910-07-12-00-0-00-000	1239 W 30TH ST	MCPHAIL RONALD L & SALLY ANN	1239 W 30TH ST	INDEPENDENCE	MO	64055
26-910-07-13-00-0-00-000	1241 W 30TH ST	FLESHER JANET M	1241 W 30TH ST	INDEPENDENCE	MO	64055
26-910-07-45-00-0-00-000	3011 S CRYSLER AVE	TINAJERO VINCENT A & ANNETTE P	3011 S CRYSLER ST	INDEPENDENCE	MO	64052
26-910-07-19-00-0-00-000	3017 S CRYSLER AVE	DOUCET LAURA NICOLE	3017 S CRYSLER AVE	INDEPENDENCE	MO	64052
26-910-07-46-00-0-00-000	845 W 30TH ST	SIMON RYAN SAMANTHA & JOHN MICHAEL	845 W 30TH ST	INDEPENDENCE	MO	64055
26-940-04-04-00-0-00-000	1213 W 31ST ST	SCOTT TIMOTHY A	1213 W 31ST ST	INDEPENDENCE	MO	64055
26-910-07-16-02-0-00-000	3007 S CRYSLER AVE	BIRD IVAN S & BRENETTA	3007 S CRYSLER AVE	INDEPENDENCE	MO	64052
26-910-07-11-00-0-00-000	1235 W 30TH ST	KILLOUGH GRACE & JAMES	1235 W 30TH ST	INDEPENDENCE	MO	64055
26-940-04-03-00-0-00-000	1209 W 31ST ST	STEWARDSHIP PORTFOLIO LLC	7215 TROOST AVE	KANSAS CITY	MO	64131
26-910-07-22-00-0-00-000	1234 W 31ST ST	CORDES DONALD & CHARLENE	1213 FAIRWAY CIR	BLUE SPRINGS	MO	64014
26-910-07-43-00-0-00-000	1238 W 31ST ST	BRADFORD JESSICA EILEEN & GAI JAMES B	1238 W 31ST ST	INDEPENDENCE	MO	64055



Notification Area Map

1230 W 31st St

Case #26-400-87



Prepared For: Planning Commission
Meeting Date: September 15, 2026

Property Owner Notification Affidavit

STATE OF MISSOURI

COUNTY OF JACKSON

Case No. 26-400-87

I, Chelsea Wright, of lawful age being first duly sworn upon oath, state:

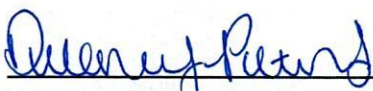
That I am the (agent, owner, attorney) for the property for which the application was filed and did, not later than fifteen (15) days prior to the date of the public hearing scheduled before the Planning Commission, mail notices to all persons owning property within 185 feet of the subject property.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

These notices were mailed on the 26 day of August, 2026.



Signature of Agent, Owner or Attorney

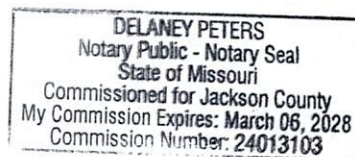
Subscribed and sworn to before me this 26 day of August, 2026.



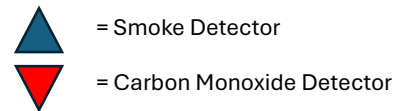
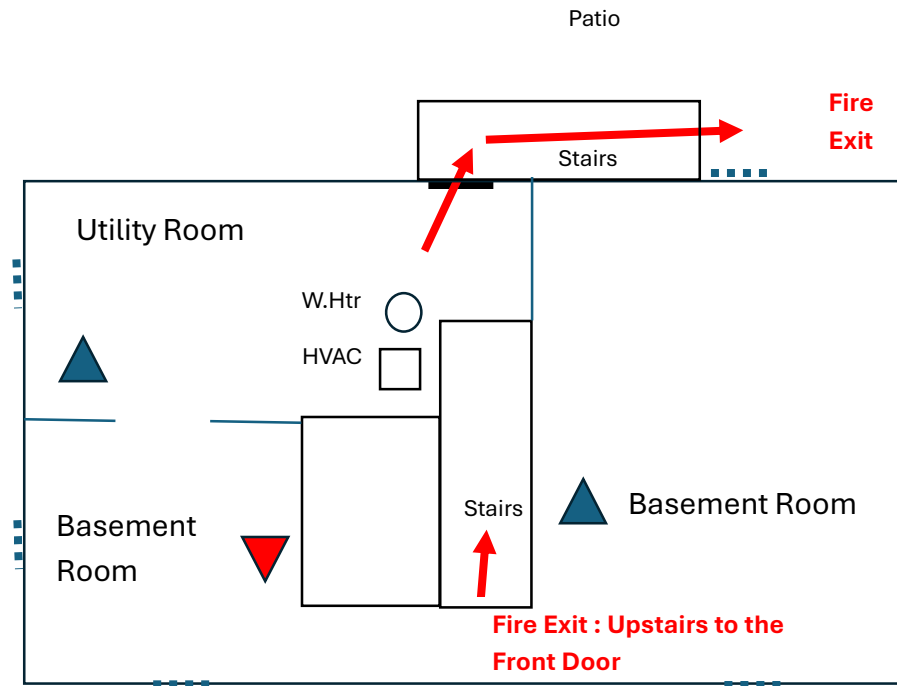
Notary Public

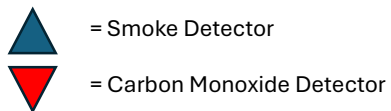
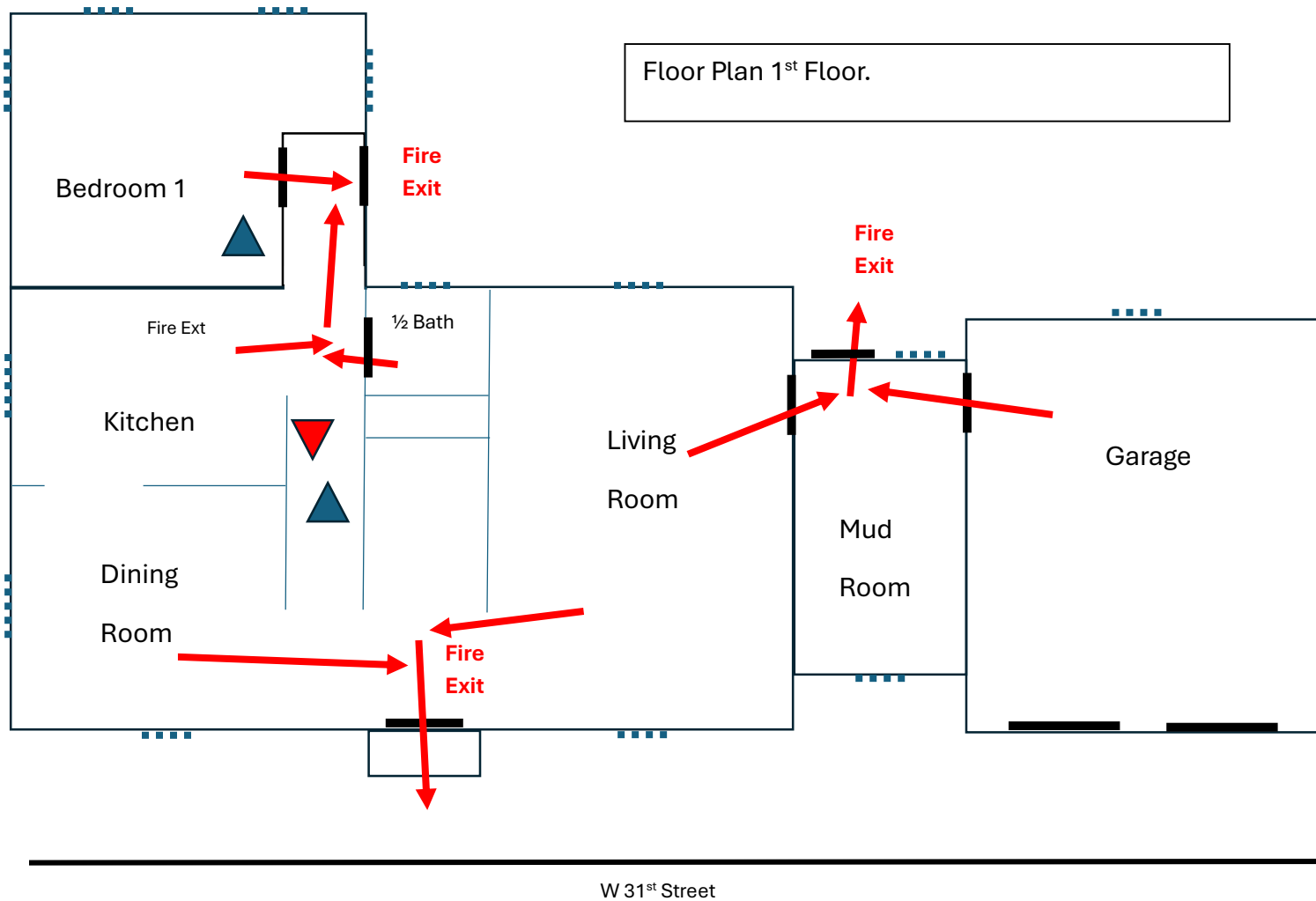
03/06/2028

Commission Expiration Date



Floor Plan Basement.



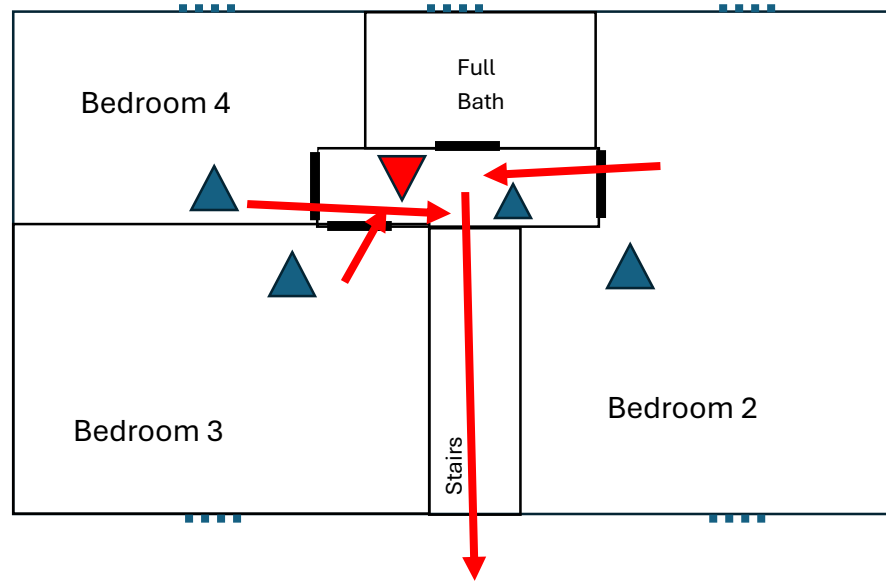


Fire Evacuation plan:

Leave from the 1st fl rooms towards 3 Fire Exit options:

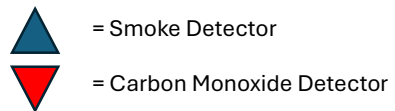
Back to the Patio, The Mud to the Garage, Front Door.

Floor Plan 2nd Floor.



Fire Evacuation plan:

Leave from the 2nd fl rooms, Head down the stairs and out the front door to safety



Vehicle Parking Plan

Parking Plan:

2 Car Garage

Room in the Driveway for 2 additional cars

Garage

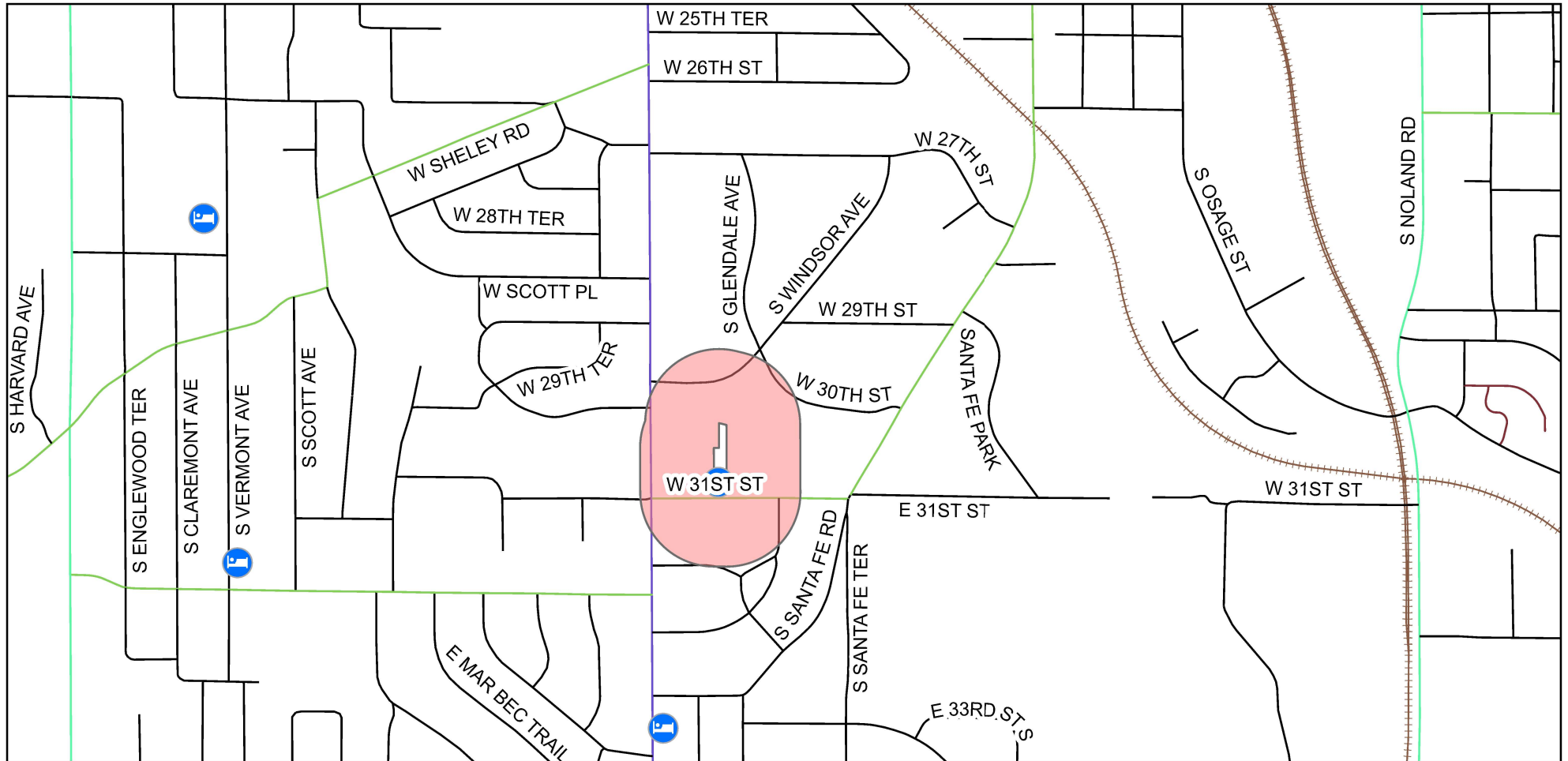
Driveway for 2
additional vehicles

W 31st Street

Nearest Short Term Rental

1230 W 31st St

Case #26-400-87



Short Term Rental



500ft Separation Requirement

0 500 1,000 2,000 US Feet

Prepared For: Planning Commission
Meeting Date: September 15, 2026



MEETING DATE: September 15, 2026

STAFF: Gabe Glaser, Planner

PROJECT NAME: Short-Term Rental – 2518 S Crescent Ave

CASE NUMBER/REQUEST: **Case 26-400-88 – Short-Term Rental – 2518 S Crescent Ave** – A request to operate a Short-Term Rental at the property.

PROPERTY ADDRESS: 2518 S Crescent Ave

OWNER/APPLICANT: Sherry Byers

OWNER ADDRESS: 6503 E 140th Terr, Grandview, Mo 64030

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

SURROUNDING ZONINGS/LAND USES:

North: 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 August 26, 2026
- Notification signs were posted on the property August 27, 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 eight (8) adults.
5. The maximum number of bedrooms shall be four (4).
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 2518 S Crescent 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: 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.

Property History:

The property was annexed into the City in 1948. The Crescent Meadows subdivision was subsequently recorded in 1956. According to Jackson County records, the house was constructed in 1958. In 1965, the site was assigned an R-1 (Single-Family Residential) zoning designation, which has remained in place since.

Physical Characteristics of Property:

The lot area contains approximately 11,300 square feet of land located on the south side of Crescent Avenue. The home is characterized by ranch-style architecture and encloses +/-1,000 square feet of living area on the ground-level. Two bedrooms are located in the basement and are supplied with egress windows conforming with residential building code requirements.

Characteristics of the Area:

The subject site is part of the Crescent Meadows subdivision, an established single-family subdivision with relatively uniform lot sizes and homes of similar size, characteristics, and age. Most homes in the neighborhood are characterized by ranch-style architecture.

Parking:

A two-car driveway provides parking for at least four vehicles. The paved parking for the proposed short-term rental meets standards of the Development Ordinance.

Unruly Guest/Security:

The short-term rental operator intends to use a Minut noise monitoring device as required by the Development Ordinance.

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 a subscription to Ted’s Trash Service.
- **Property listing** - The property will be listed on Airbnb.
- **Business operations/security** – The applicant has listed themselves as the responsible agent. They live within the KC metropolitan area and will respond to complaints, issues of concerns, and other City Code violations.
- **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 – Lower Level
7. Floor Plan – Main Level
8. Fire Escape Plan – Lower Level
9. Fire Escape Plan – Main Level
10. Parking Plan
11. Nearest Short Term Rental Map

2518 S Crescent Ave Independence MO 64052

Status

STR License

Submitted

Application number

A00267

Application date

2026-07-29

Applicant name

Sherry Byers

> Collapse details

Submitted

Send license

Edit

Property Address

2518 S CRESCENT AVE INDEPENDENCE MO 64052

Parcel Number

27540051900000000

Permit Held By

Owner

Rental Structure

Single family

Permit Holder

First Name

Sherry

Last Name

Byers

Phone Number

Email

Mailing Address

Property Owner(s)

Property Owner #1

First Name

Sherry

Last Name

Byers

Phone Number

Email

Mailing Address

Property Manager

First Name	Last Name	Phone Number	Email
Sherry	Byers		

Mailing Address

Responsible Agent

First Name	Last Name	Phone Number	Email
Sherry	Byers		

Mailing Address

Verification Documents

Floor Plan	Evacuation Plan
floor_plan_2026-07-29-232512.pdf	fire_safety_2026-07-29-232512.pdf
floor_plan_2026-07-29-232512.pdf	fire_safety_2026-07-29-232512.pdf

Parking Plan

[parking_spaces_2026-07-29-232512.pdf](#)

Supplemental Questions Collapse all ▼

What is the total number of bedrooms? ^

4

Total number of parking spaces available on the property? ^

6

What is your proposed total occupancy? ^

10

Is street parking allowed? ^

Yes

Please provide your Noise Management Plan:



Minut Sound Monitoring Device

Please provide your Trash Disposal & Collection Plan:



Ted's Trash Service

Please provide all platforms that you plan to advertise on.



Airbnb

Possible Violations

We found no violations for this property

Add Note

Notes

Add



PROPERTY OWNER NOTIFICATION LETTER

For a Short-Term Rental Business

Date: August 26, 2026

Case Number: 26-400-88

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: 2518 S. Crescent Avenue

Total Maximum occupancy: Eight (8) adult, ten (10) guests total

Number of bedrooms used: Four (4)

PROPERTY OWNER:

Name: Sherry Byers

Phone: [REDACTED]

E-Mail: [REDACTED]

Planning Commission Meeting Date: September 15, 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

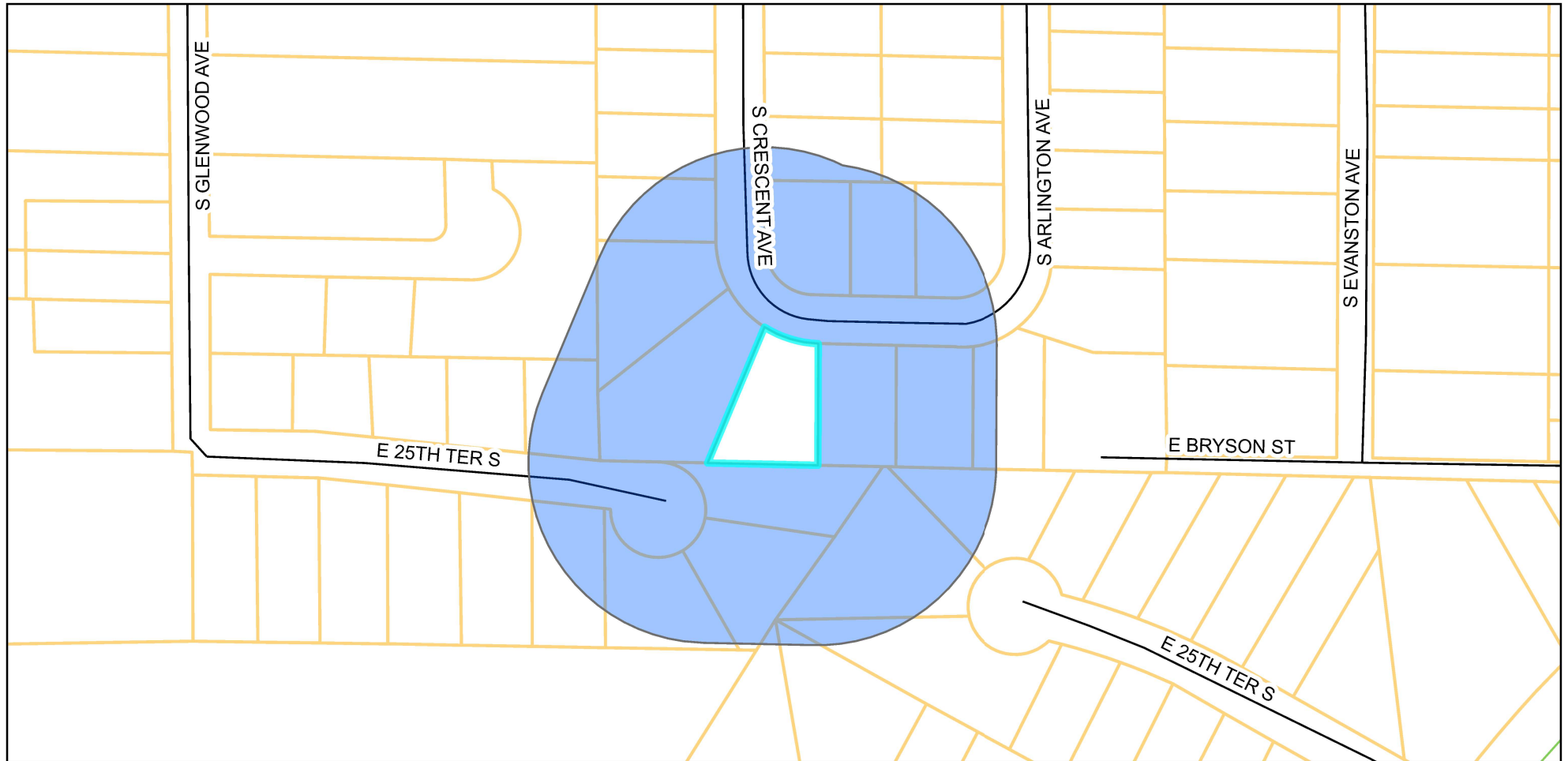
INDEPENDENCEMO.ORG

Parcel ID	Property Address	Property Owner	Owner Address	City	State	ZIP Code
27-540-04-24-00-0-00-000	2512 S ARLINGTON AVE	MANGES TAMMY L ,	2512 S ARLINGTON AVE	INDEPENDENCE	MO	64052
27-540-04-25-00-0-00-000	2510 S ARLINGTON AVE	JACOBY DAVID J & ROOT LORI L ,	2510 S ARLINGTON	INDEPENDENCE	MO	64052
27-540-05-22-00-0-00-000	2512 S CRESCENT AVE	INGOLD MARCIA D ,	2512 S CRESCENT AVE	INDEPENDENCE	MO	64052
27-540-05-23-00-0-00-000	2510 S CRESCENT AVE	MCKELVY CORDAE ,	2510 S CRESCENT AVE	INDEPENDENCE	MO	64052
27-540-05-16-00-0-00-000	2519 S ARLINGTON AVE	BELLA CASA INVESTMENTS LLC ,	17802 E UNION SCHOOL RD	INDEPENDENCE	MO	64058
27-540-04-22-00-0-00-000	2513 S CRESCENT AVE	GIBSON MICHAEL O ,	2513 S CRESCENT AVE	INDEPENDENCE	MO	64052
27-540-05-78-00-0-00-000	2427 S GLENWOOD AVE	AVENOU SOLUTIONS LLC ,	127 W 10TH ST 208	KANSAS CITY	MO	64105
27-540-05-73-00-0-00-000	9336 E 25TH TER	SBD PROPERTY ACQUISTIONS LLC ,	1501 NW MOCK AVE	BLUE SPRINGS	MO	64015
27-540-05-18-00-0-00-000	2520 S CRESCENT AVE	CONREX ML SMA 2019-01 OPERATING COMPANY LLC ,	PO BOX 4900	SCOTTSDALE	AZ	85261
27-540-04-21-00-0-00-000	2511 S CRESCENT AVE	JC MANAGEMENT GROUP LLC ,	7715 SHAWNEE MISSION PKWY	OVERLAND PARK	KS	66202
27-540-05-20-00-0-00-000	2516 S CRESCENT AVE	SOUTHERN TONDA R ,	2516 S CRESCENT AVE	INDEPENDENCE	MO	64052
27-540-04-23-00-0-00-000	2517 S CRESCENT AVE	DUFFEY SYDNEY ,	2517 S CRESCENT AVE	INDEPENDENCE	MO	64052
27-540-05-21-00-0-00-000	2514 S CRESCENT AVE	PEPPERS KAYLA R & RYAN L ,	2514 S CRESCENT AVE	INDEPENDENCE	MO	64052
27-540-11-30-00-0-00-000	2600 S ARLINGTON AVE	LEAMON CHARLES S ,	2600 S ARLINGTON AVE	INDEPENDENCE	MO	64052
27-540-12-01-00-0-00-000	9405 E 25TH TER	MACARIUS 6 LLC ,	16200 E COGAN RD	INDEPENDENCE	MO	64055
27-540-05-19-00-0-00-000	2518 S CRESCENT AVE	BYERS SHERRY ,	6503 E 140TH TER	GRANDVIEW	MO	64030
27-540-11-11-00-0-00-000	9600 E 25TH TER	TATE BILLY ,	9600 E 25TH TER	INDEPENDENCE	MO	64052
27-540-11-12-00-0-00-000	9601 E 25TH TER	WILLIAMS VANETTA ,	9601 E 25TH TER	INDEPENDENCE	MO	64052
27-540-12-04-00-0-00-000	9343 E 25TH TER	FINCHER HOWARD G JR ,	9343 E 25TH TER	INDEPENDENCE	MO	64052
27-540-12-02-00-0-00-000	9403 E 25TH TER	MOORE SHARON K ,	9403 E 25TH TER	INDEPENDENCE	MO	64052
27-540-11-40-00-0-00-000	9605 E 25TH TER	CONREX RES PROP GRP 2013-7 OPER CO LLC ,	997 MORRISON DR 402	CHARLESTON	SC	29403
27-540-12-03-00-0-00-000	9401 E 25TH TER	HUTTER ROSETTA ,	9401 E 25TH TER	INDEPENDENCE	MO	64052
27-540-11-29-00-0-00-000	9600 E 26TH ST	ALTO ASSET COMPANY 5 LLC ,	3903 S CONGRESS AVE 40298	AUSTIN	TX	78704
27-540-05-17-00-0-00-000	2521 S ARLINGTON AVE	SS & C PROPERTIES LLC ,	1105 NW FOREST DR	BLUE SPRINGS	MO	64015

Notification Area Map

2518 S Crescent Ave

Case #26-400-88



 Notification Area  Parcels

0 75 150 300 US Feet

Prepared For: Planning Commission
Meeting Date: September 15, 2026



Property Owner Notification Affidavit

STATE OF MISSOURI

COUNTY OF JACKSON

Case No. 26-400-88

I, Chelsea Wright, of lawful age being first duly sworn upon oath, state:

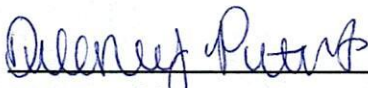
That I am the (agent, owner, attorney) for the property for which the application was filed and did, not later than fifteen (15) days prior to the date of the public hearing scheduled before the Planning Commission, mail notices to all persons owning property within 185 feet of the subject property.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

These notices were mailed on the 26 day of August, 2026.

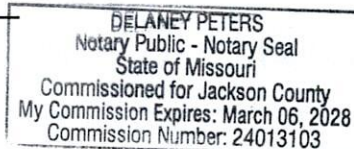


Signature of Agent, Owner or Attorney

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



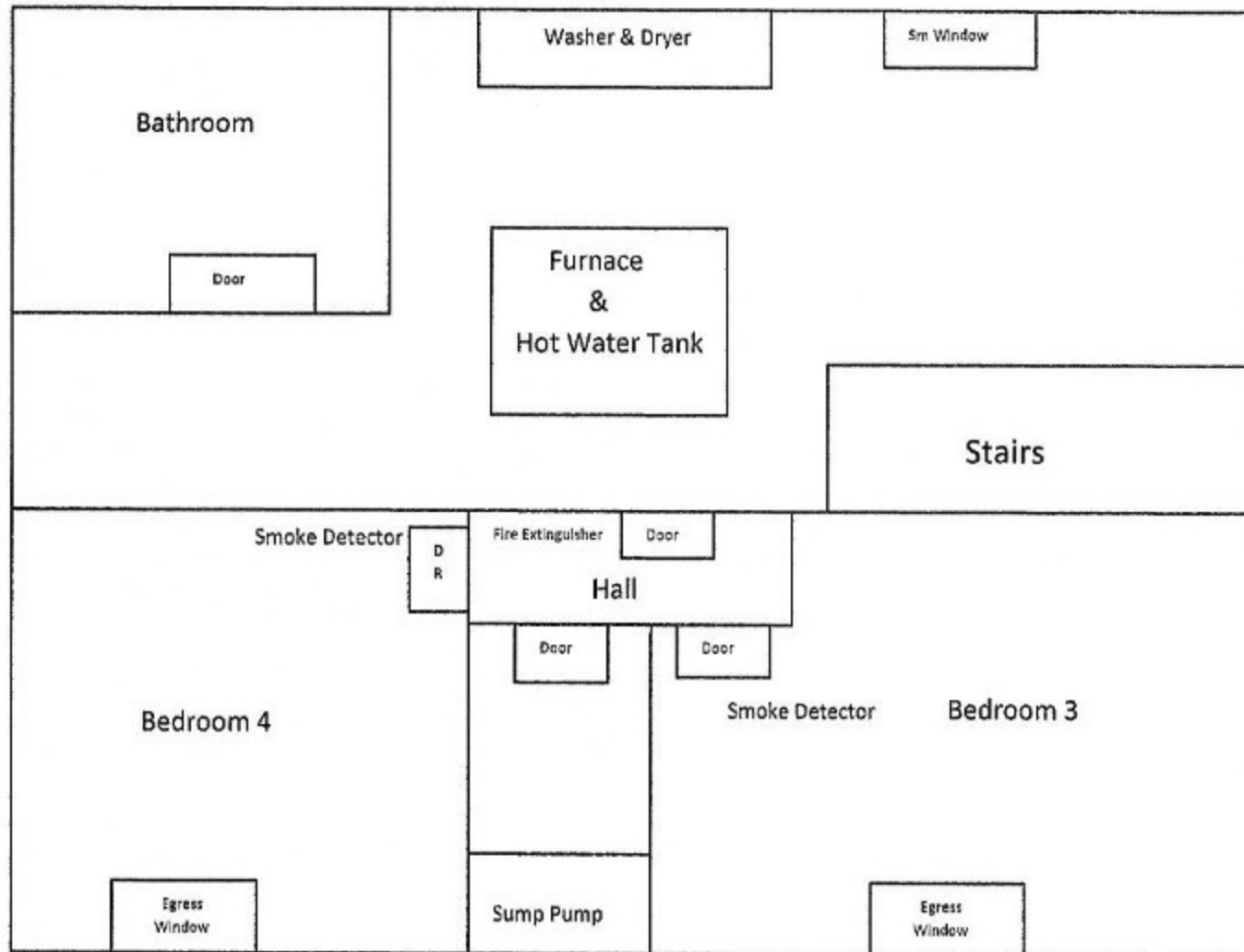
Notary Public



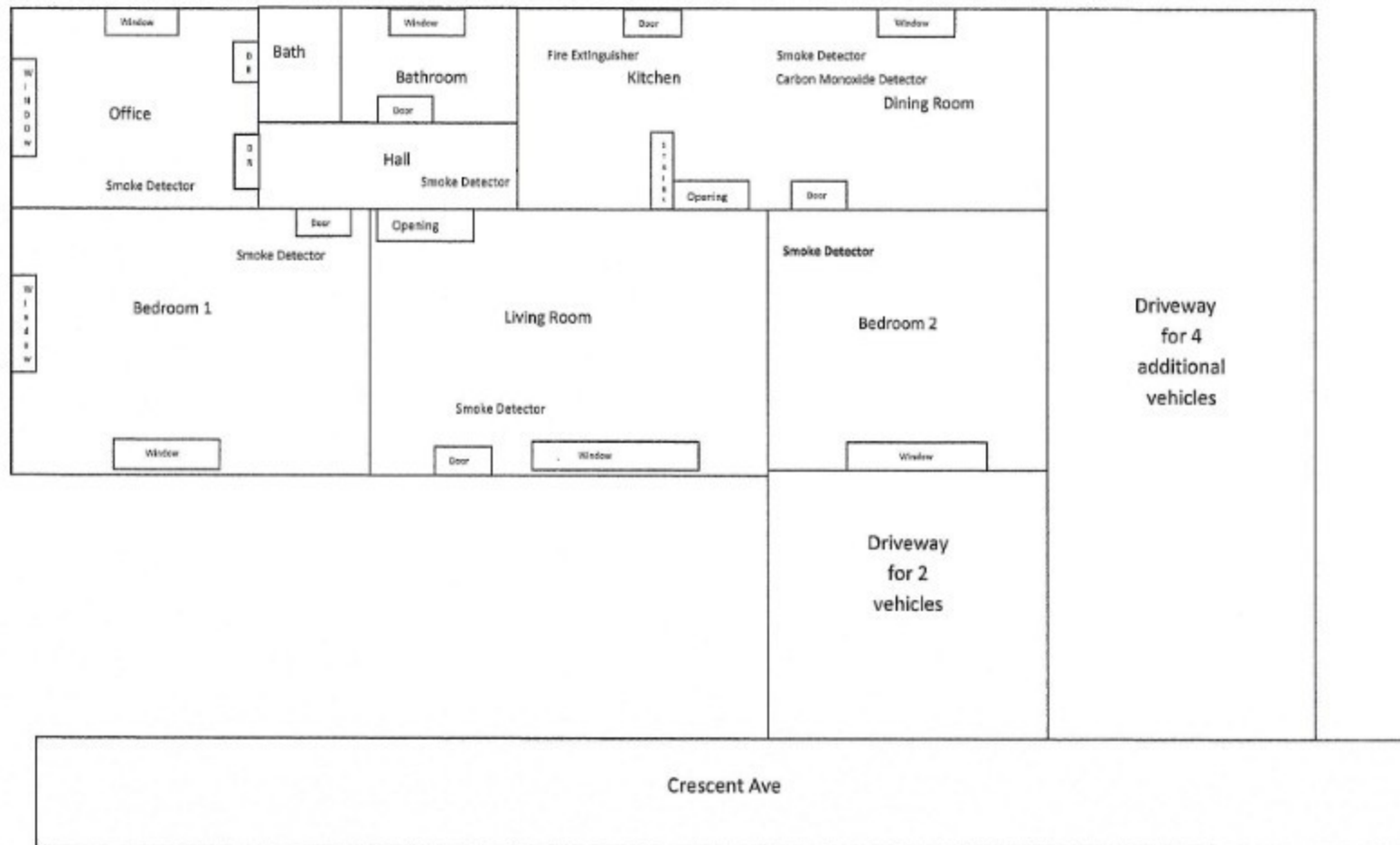
03/06/2028

Commission Expiration Date

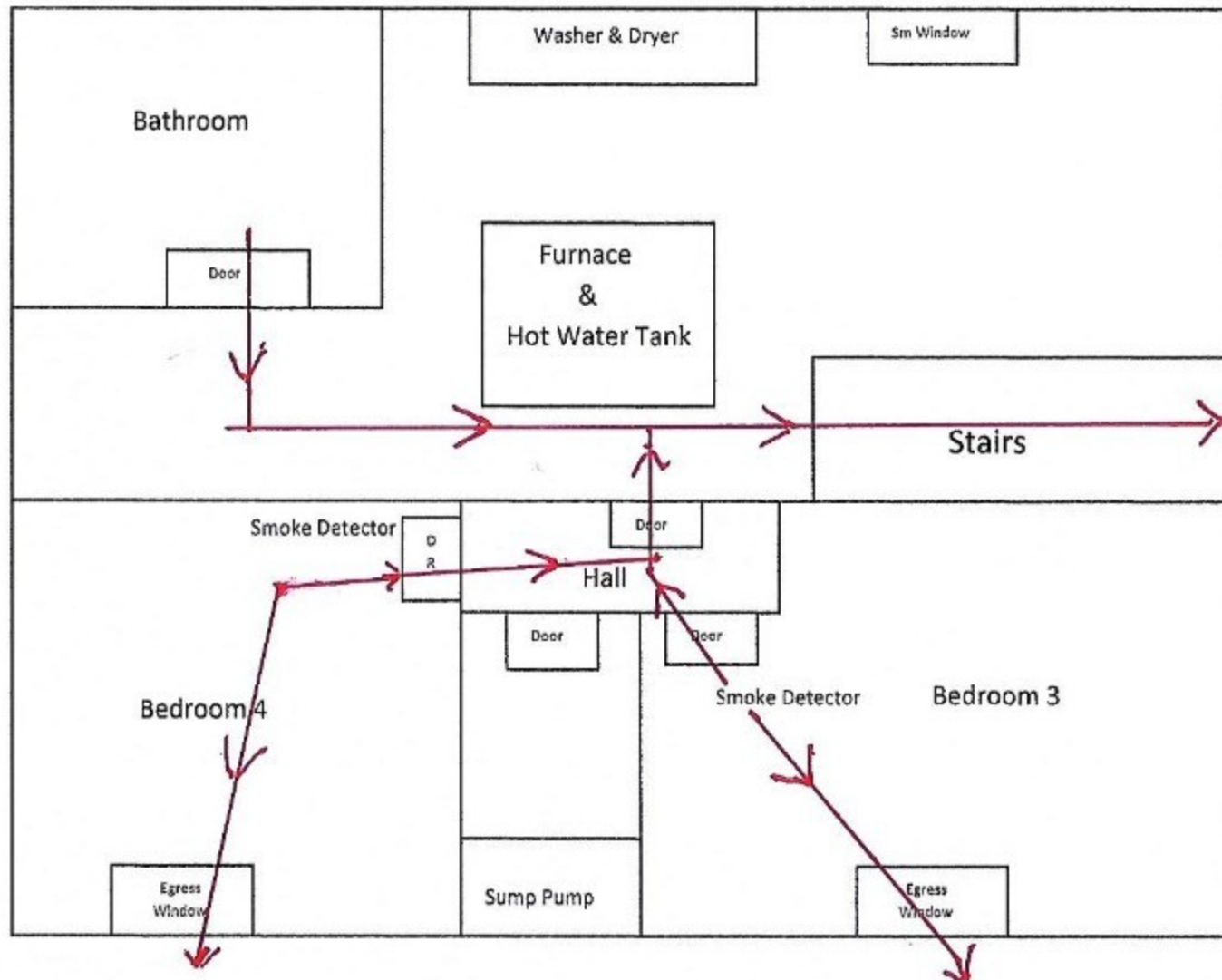
2518 S Crescent Ave Lower Level



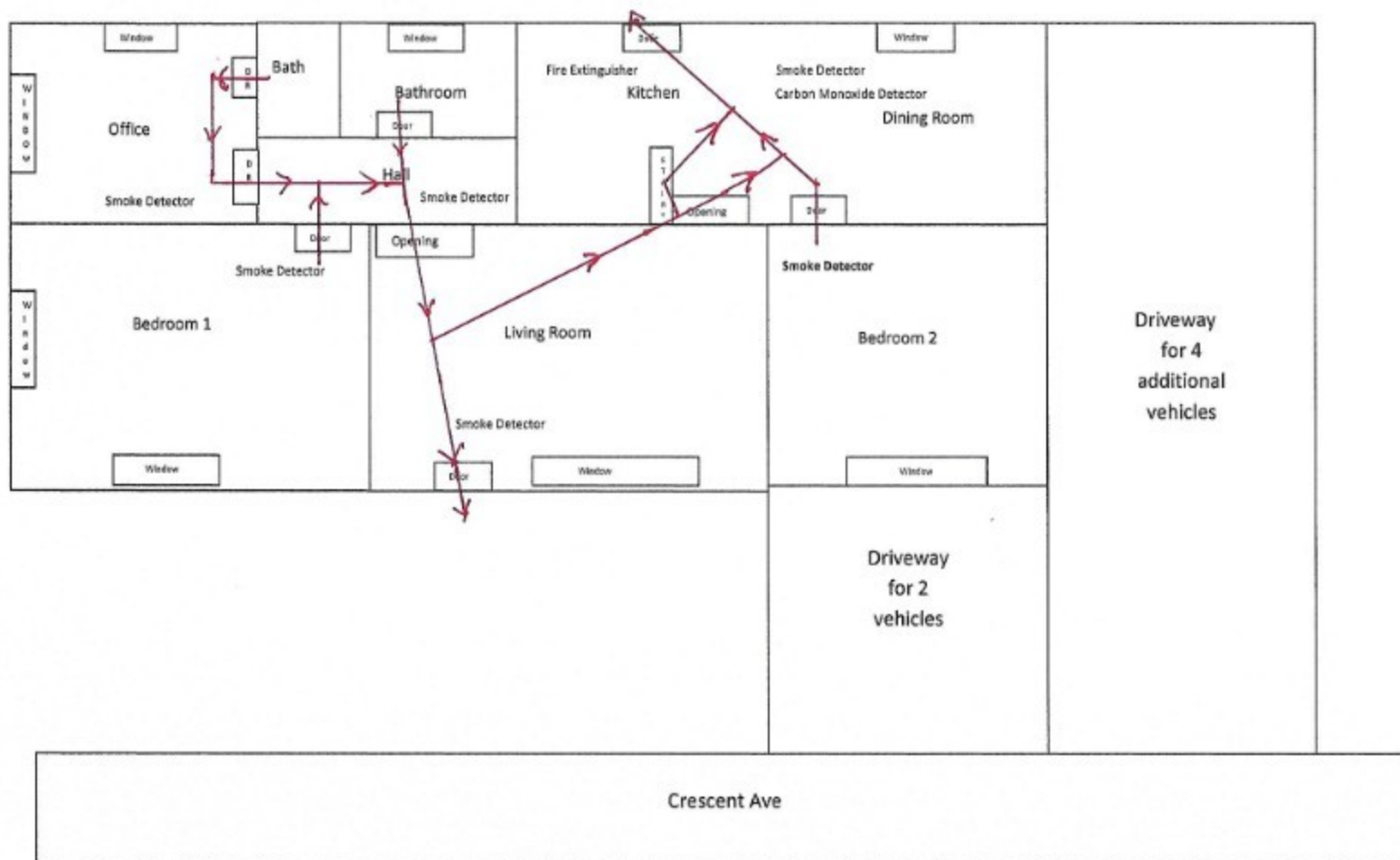
2518 S Crescent Ave



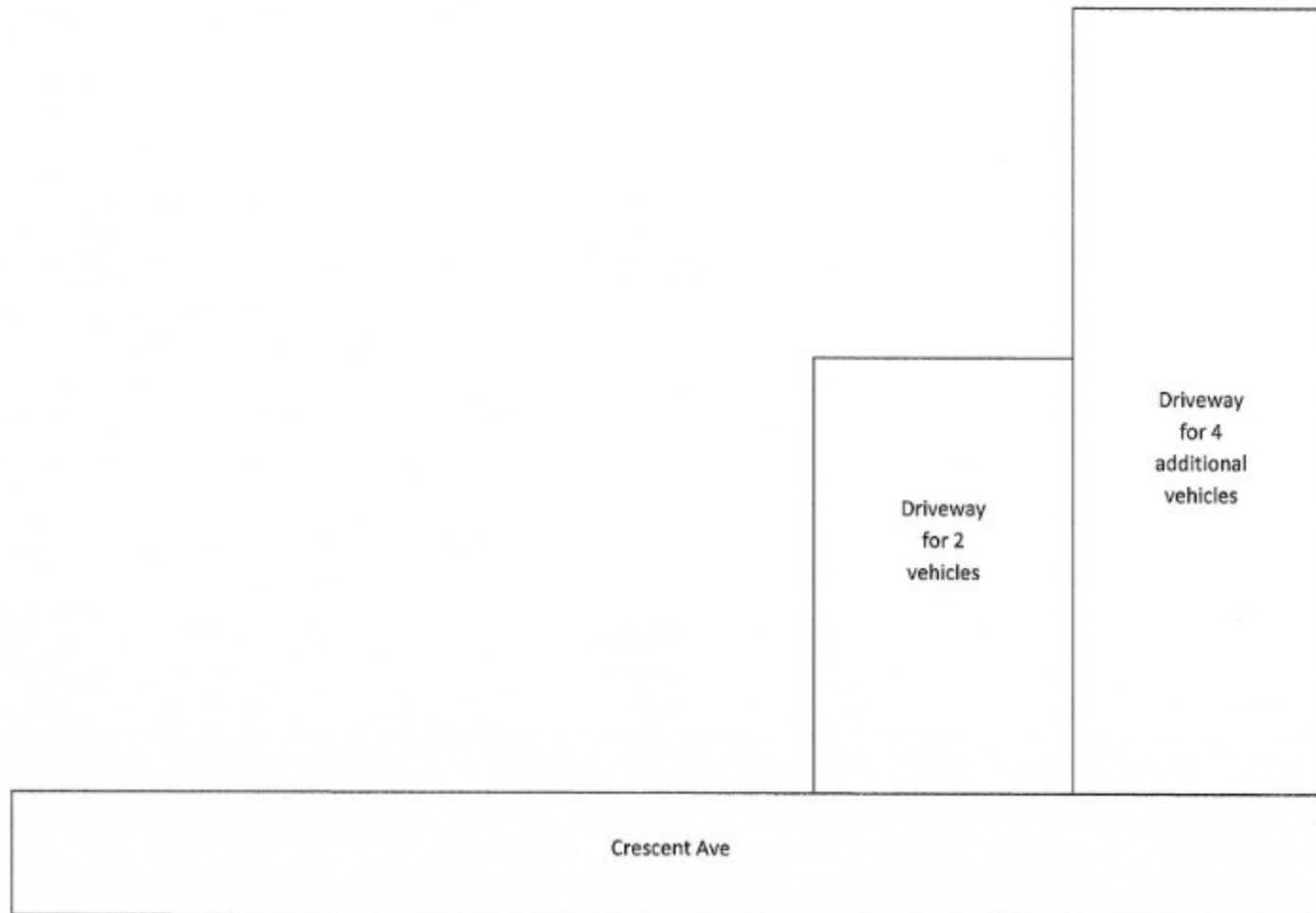
2518 S Crescent Ave Lower Level



2518 S Crescent Ave



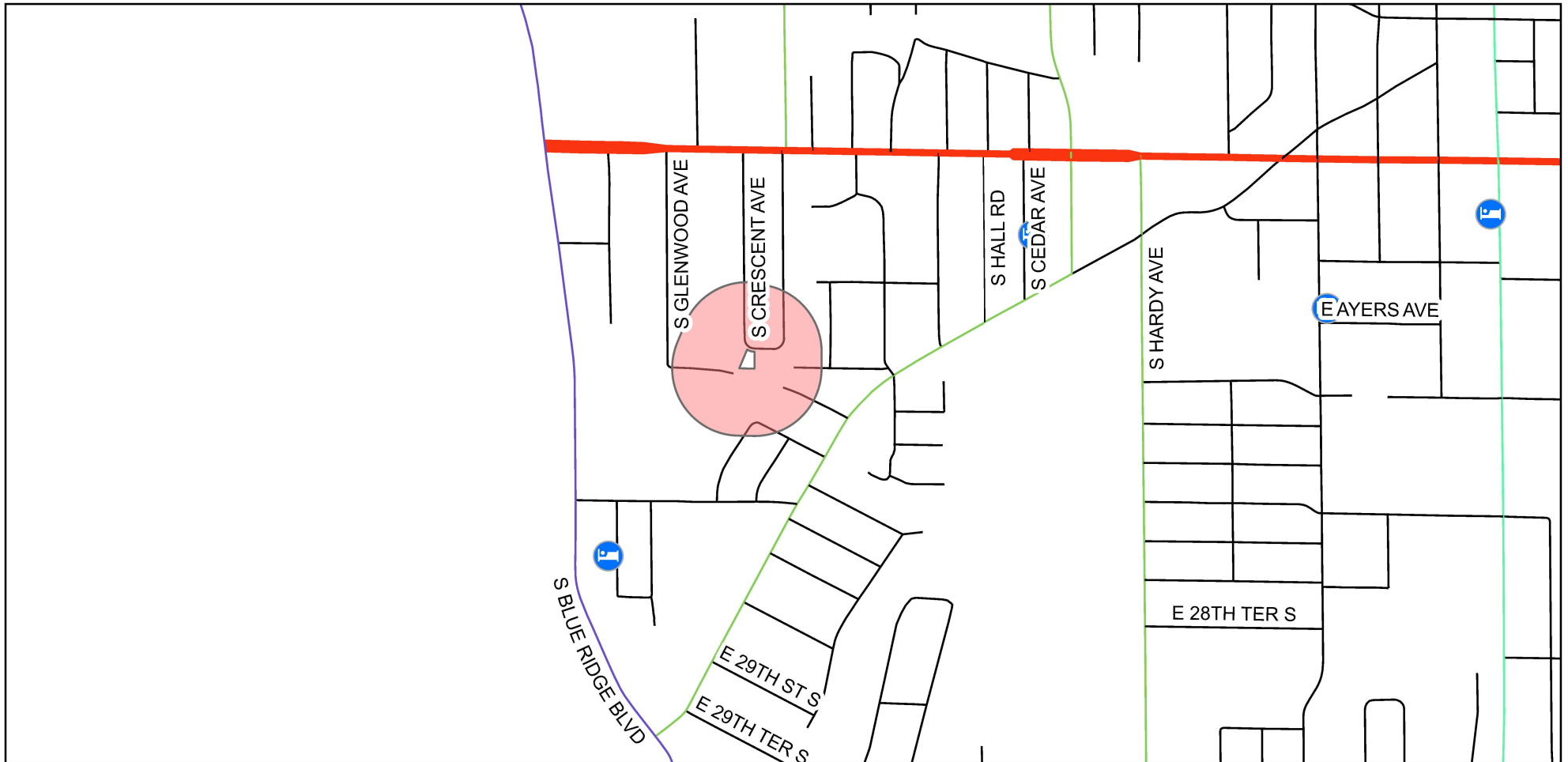
Parking Plan



Nearest Short Term Rental

2518 S Crescent Ave

Case #26-400-88



 Short Term Rental

 500ft Separation Requirement

0 500 1,000 2,000 US Feet

Prepared For: Planning Commission
Meeting Date: September 15, 2026

