

Cover Letter

Project: NRG Properties Rezoning

Owner: NRG Properties

Powell CWM Project Number: 20-1703

Date: 04/20/2020

The lots that are proposed to be rezoned currently exist as an automotive repair (welding, metal work, muffler, body work, auto detailing, etc.) shop and an empty overgrown lot to the south. The lot currently occupied by the automotive shops is zoned C-2 and the empty lot is zoned R-6. A nearby lot that is zoned as C-2 is also occupied by an automotive repair (muffler, brakes, tires, tune up, etc.) shop.

The City of Independence requires a zoning of C-3 for general motor vehicle repair, and C-2/C-3 for limited motor vehicle repair. The existing property meets the current use regulation (14-418) for motor vehicle repair shops. We are requesting that both properties (603 E. US 24 hwy & 909 N Emery St.) be rezoned to C-3 so that they meet the city's requirement for the business that is already taking place at that location. Both lots are adjacent to a residential area (to the South and East), but are also abutted to a commercial area (to the North, East, and West). All adjacent properties are buffered with privacy fencing and or landscape screening.

Sincerely,



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