

BILL NO. _____

ORDINANCE NO. _____

AN ORDINANCE APPROVING A PRELIMINARY DEVELOPMENT PLAN FOR THE CENTER FOR THE DEVELOPMENTALLY DISABLED AT 2740 S. ENGLEWOOD TERRACE.

WHEREAS, the hereinafter described property has been classified by the City Council in the City Code of the City of Independence, Missouri, as lying and being within District R-18/PUD (Medium Density Residential/Planned Unit Development) and being subject to the regulations of District R-18/PUD as specified in Sections 14-300 and 14-902 of the City Code of the City of Independence, Missouri; and an application was filed on May 15, 2020, with the Community Development Department, by the City of Independence thereof, requesting approval of a preliminary development plan; and,

WHEREAS, the Independence Planning Commission did cause to be published on May 22, 2020, a notice of the time and place of such hearing notifying all interested parties that a hearing on such proposed preliminary development plan would be held virtually by the Planning Commission on June 23, 2020 and by the City Council on July 20, 2020, at 6:00 p.m., which said notice proposed that property described hereinafter be developed according the preliminary development plan as specified in Section 14-703 thereof; and,

WHEREAS, at the June 23, 2020 Planning Commission public hearing, all parties in interest were given an opportunity to be heard; and,

WHEREAS, at the Independence City Council public hearing, all parties in interest and citizens with new information were given an opportunity to be heard and the matter has been duly submitted and considered by the City Council, and no legal protest was signed, acknowledged, and presented for the application;

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

SECTION 1. That the City Council hereby makes the following findings:

1. That, the Preliminary Development Plan is consistent with the review criteria listed in Section 14-703-05-H of the City Code.
2. That, a public hearing was held pursuant to a notice duly published according to law, at which time all interested parties were given the full opportunity to be heard.
3. That, the project is a two family dwelling which will ultimately house three developmental disabled tenants in each unit.
4. That the building will contain 3,100 SF divided into two mirror units, each with three bedrooms.
5. That the owner, the Center for the Developmentally Disabled (CDD), owns and operates multiple housing units in the metro area, this would be its second duplex project.
6. That, during the Planning Commission hearing, the owners and the owner's agent spoke in favor of the application, and no one spoke against the proposed plan.
7. That, at its June 23, 2020 Planning Commission meeting, the Commission voted 7-0 to recommend approval of this rezoning application.

SECTION 2. That the Preliminary Development Plan for the CDD, generally located at 2740 S. Englewood Terrace, is hereby approved as per the attached plan which is incorporated by reference

thereto and made a part hereof as though fully set out herein, subject to the conditions listed below.

1. As a majority of the buildings on this block have partial or complete brick front facades, add at least a front brick wainscot or something similar. The stone on the front columns must be converted to brick also.
2. Add a shade tree to the rear yard.

PASSED THIS _____ DAY OF _____, 2020, BY THE CITY COUNCIL OF THE CITY OF INDEPENDENCE, MISSOURI.

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

ATTEST:

City Clerk

APPROVED AS TO FORM AND LEGALITY:

City Counselor

REVIEWED BY:

City Manager