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05/12/2020

City of Independence, Missouri  
Community Development – Planning Division  
Atten: Stuart Borders, Senior Planner  
111 E. Maple Ave.  
Independence, Missouri 64050

**RE: Cover Letter: Lot 65, Englewood View – 2740 Englewood Terr. Preliminary Development Plan**

Dear Mr. Borders,

We are excited to submit to the City of Independence a residential duplex project located at 2740 Englewood Terrace for consideration.

The existing 0.34 Ac. site is currently vacant and zoned R-18/PUD. Existing duplex/multi-family units are located to both the north and south. The proposed development fits into the character of the neighborhood. Utility services are existing with sanitary and water located along Englewood Terrace and power located along the north property line. The duplex unit would be situated to face Englewood Terrace with a half circle drive for the ease of drop off/pick up. Three parking spaces are provided for with additional parking allowed within the drive and along the street if needed. Due to nature of the existing topography, a wall will be required along the south side of the project. This wall is proposed to be either concrete or modular block. Existing stormwater drains to either the street or to the northwest where an existing drainage swale exists. Proposed drainage will be consistent to the what is currently existing. Maintenance for the property and common spaces will be provided for by the lot owner (CDD).

The proposed residential duplex (2 unit housing) with 3 bedrooms and 2 baths each and will be managed by the Center for Developmentally Disabled (CDD), which develops and manages affordable housing for individuals with disabilities. As these individuals have a difficult time accessing decent affordable housing, In the interest of public, this proposals aim is to create a sustainable model to help solve this problem. Each unit will allow for low income individuals to share living expenses and staff support that they may need. These supports or “personal care assistance” provide support to those who wish to remain in their homes and in the community rather than be forced into nursing homes and institutions. The personal care assistant is not a house parent or live in staff. These homes are for the tenants, not the caregivers. Tenants will have leases and rights just like any other tenant/rental would.

This development is one phase, with a construction schedule to be completed in the Winter of 2020. To our knowledge, no waivers are being requested as part of this applications. Should waivers be required per City review and comment, the applicant will provide a written request as required by the City Code.

We appreciate your consideration for this project and look forward to working with the City of Independence on this project.

Sincerely,



Andy Gabbert, PLA  
Renaissance Infrastructure Consulting