

BILL NO. \_\_\_\_\_

ORDINANCE NO. \_\_\_\_\_

AN ORDINANCE APPROVING A REZONING FROM DISTRICT I-1 (INDUSTRIAL) TO DISTRICT R-6 (SINGLE FAMILY RESIDENTIAL) FOR THE PROPERTIES AT 711 AND 715 S. NORTHERN BOULEVARD, IN INDEPENDENCE, MISSOURI.

WHEREAS, the hereinafter described property has been classified by the City Council in the Code of the City of Independence, Missouri, as lying and being within I-1 (Industrial) and being subject to the regulations of District I-1 (Industrial) as specified in Section 14-302 of the Code of the City of Independence, Missouri; and an application was filed on June 30, 2020 by the Community Development Department requesting that the district boundaries of the Zoning District Map be amended so that the said property will lie and be in District R-6 (Residential Agriculture) and be subject to the regulations of said district as specified in Section 14-300 of the Code of the City of Independence, Missouri; and,

WHEREAS, the Independence Planning Commission did cause to be published on July 11, 2020, a notice of the time and place of such hearing notifying all interested parties that a hearing on such proposed rezoning would be held virtually by the Planning Commission on July 28, 2020 and by the City Council on September 8, 2020 at 6:00 p.m., which said notice proposed that the property described hereinafter be so rezoned from District I-1 (Industrial) as specified in Section 14-302 of the Code of the City of Independence, Missouri, to District R-6 (Single Family Residential) as specified in Section 14-300 thereof; and,

WHEREAS, at the Independence Planning Commission virtual 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 rezoning is consistent with the review criteria listed in Section 14-701-02 of the City Code.
2. That, a public hearing was held virtually 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, at the Planning Commission hearing, no one spoke in favor of, or opposed to, the proposed rezoning.
4. That, the current I-1 (Industrial) zoning allows the following uses: warehousing, freight depots, manufacturing, construction services, vehicle repair and office uses.
5. That, the proposed R-6 (Single Family Residential) allows the following uses: single family dwellings, cropland, churches, schools and government facilities.
6. The properties have always been in residential use, and never in industrial use.
7. That, no protest petition was submitted in opposition to the application.
8. That, at its July 28, 2020 Planning Commission meeting, the Commission voted 7-0 to

recommend approval of this rezoning application.

SECTION 2. That the Boundaries of the Zoning District Map as incorporated in the Code of the City of Independence, Missouri, relating to the zoning of properties within the corporate limits, are hereby amended as to property legally described as follows:

711 S. Northern Blvd – Part of Lot 21, Mid City subdivision, described as follows: Beginning 100 feet north of the easterly line of Northern Boulevard and the Kansas City Southern railroad intersection; thence north 50 feet; thence east 200 feet; thence south 50 feet; thence west 200 feet to the point of beginning partly within easterly line of S. Northern Boulevard 50 feet to the northeast corner of the tract conveyed to Arthur W. Wilson in Book 888, Page 161; thence west and parallel with the south line of Lot 20 to the point of beginning.

715 S. Northern Blvd – Part of Lot 21, Mid City subdivision, described as follows: Beginning at a point intersecting the easterly line of S. Northern Boulevard and the north line of the Kansas City Southern railroad right-of-way; thence northerly to the southerly line of Lot 20, 200 feet; thence south parallel to the easterly line of S. Northern Boulevard to the northerly line Kansas City Southern railroad right-of-way; thence westerly along northerly line to the point of beginning.

All property lying within the City of Independence, Jackson County, Missouri.

causing the same to be zoned District R-6 (Single Family Residential) and be subject to the regulations of said district as specified in Section 14-300 the Code of the City of Independence, Missouri.

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