

Received on: August 7, 2020 at 2:31 p.m.  
Via e-mail to: Planning Commission  
From: Isobel Ross, 504 W. Colonel Dr.

"Dear Cindy McClain:

As a resident of northern Independence, in the Kentucky Hills neighborhood, 64050, I would like to express my concern and rejection of the planned development of multi-housing duplexes at Colonel Dr and Pleasant/Spring Streets. This is an established single home community and proudly diverse neighborhood that doesn't need intruded upon with investment developers. The development is a conflict of interest to the residents and families here.

Keeping it the much needed green space is desired by myself and many others that reside here. Options and ideas are being thought of for improving the space, I personally wish the parks department would help in grant funding and possibilities on community gardening and natural land space that would benefit the children attending the local elementary school.

Please consider our rejection of the development of multi housing in our neighborhood green space.

Very sincerely,  
Isobel Ross  
816-252-1988  
504 W Colonel Dr  
Independence 64050"

---

Received on: August 12, 2020 at 5:06 p.m.  
Via e-mail to: Planning Commission  
From: Jana Evans

"Members of the Planning Commission,

The Kentucky Hills Home Owner's Association was formed 18 months ago for the purpose of stopping development on our former Country Club Lot 97. Over 60% of the property owner's within 185 feet of this proposed development have signed notarized petitions voicing their absolute disapproval. Over 50 percent of the entire neighborhood of 574 houses have signed an informal petition voicing the same absolute disapproval. We are asking the Planning Commission to help us preserve the single amenity our neighborhood has left, 2.5 acres of essentially open space dead center of our community.

This lot has land restrictions which are still enforceable and clearly state the lot is to remain for recreation use only. We intend to retain the right we have enjoyed for over 60 years to use that land to play on as families, hold birthday parties upon and for our children to have a safe, visible and well supervised place to hang out and play ball that is within walking distance from home, and well centered so each and every neighborhood child can meet their friends from school and spend quality time together.

There are no bus lines, sidewalks, stores, or common areas except this lot in the middle of our neighborhood which was built first, with the sole intended use as amenity for the Kentucky Hills home owners. There is extensive well documented history on how the property owners here have been

robbed of the option to stop any of the chain of events that have led to this property now being owned by outsiders. The developer deeded to the RLDS church with out a 2/3 vote of the original HOA. These were lower middle working class families who were not legal savvy. The church never restricted the neighbors enjoyment of the land. Neither did the subsequent owner, another church. But they did sneak past a re-platting of the lot and built and sold off the two homes at the top of the lot. This was done without any notice to residents let alone a vote. It was slid by on a closed door weekend "meeting". Until Isosceles attempted to develop the property and we began our fight, no one had any idea that we had been done wrong. Now that we are awake we will not settle for an outsider who has never spoken to us to shove something we do not want down our throats. We deserve to be heard. Our families deserve better. There are federal mandates for walkable parks, and green space initiatives along with pretty vividly worded guidelines for "infill". This development Isosceles wants to build is not a fit at all for Kentucky Hills. It lacks all of the basic components of good candidacy for "infill". This development is not peripheral. There are no amenities here and they are not giving us any. They plan to use us to make money and leave us with who knows what and give nothing in return.

Please say no to this plan. There is no good plan for any other use of this property other than its intended use. And we will never stop saying no.

Thank you,  
Jana Evans  
KHHOA"

---

Received on: August 13, 2020 at 2:07 p.m.  
Via e-mail to: Planning Commission  
From: Duane Steiner, 406 Marcia Avenue

"Hello, and thank you all for your dedication to the Citizens of the City of Independence. I work for another local municipality, and rarely hear the thanks I know we all deserve.

This letter is in opposition to the proposed development of "Kentucky Place" by Isosceles Properties and Caton Architectural Design, suggested for 3206 Spring Street.

1. The planned location has become a sought-after green space in the area. There are no outdoor public gathering areas in the neighborhood offering space for numerous neighborhood activities. Mill Creek Park is about a mile from the neighborhood, and there is no safe passage between these points as there are no sidewalks. Indeed, no additional sidewalks are planned for this development.
2. Traffic is of concern as well since more often than not, most homes in the area have more than the planned two-car parking and will undoubtedly lead to overflow on-street parking. I can't be the only person that has had a neighbor back in to the car parked on the curb. Often streets are clogged with cars parked on both sides, and this will most likely occur here as well.
3. Storm water overflow is also of concern. Being at the bottom of Mill Creek valley, this location constantly floods as the storm drains simply cannot handle the volume of water during heavy rains, which seems the norm these days. Adding more construction/concrete will only make matters worse. The planned detention pond is higher than other parts of this parcel, and will certainly attract children, pets, and unwanted wildlife.
4. Sanitary sewers would certainly need an upgrade as well, which has not been proposed, and should be of major concern to the City.

5. With the potential for more children being added to Mill Creek Elementary, it is no surprise the Independence School District is also against this development. This, regardless of how the properties are "marketed" - which would only lead to prejudice and mistreatment of Citizens.

I feel the City must make it a priority to recover this property for the Citizens of this neighborhood. More people living in the area are only going to bring more issues often seen in overdeveloped and under appreciated neighborhoods, like additional crime and lower property values.

This location should remain a green space and should become the City's newest Park - let's name it "Kentucky Hills Green".

Thank you.

Sincerely,  
Duane Steiner  
406 Marcia Ave  
(816)419-1026"