



September 23, 2020

Dear Property Owner:

The City of Independence is proposing to change the zoning classification of several properties located between E. Truman Road (on the north) and E. 14<sup>th</sup> Street S. (on the south), and the railroad right-of-way (on the east) and S Hardy Avenue (on the west). The zoning of the properties listed below is sought to be changed from R-18/PUD (Moderate Density Residential/Planned Unit Development) to R-6 (Single-Family Residential) to better match the surround properties' zoning and, what these subject properties are actually being used for. A map illustrating the lots to be proposed to be rezoned is on the reverse side of this letter.

The properties subject to the rezoning include:

10416, 10530, 10612 and 10616 E. 14<sup>th</sup> Street S.

1300, 1302, 1304, and 1331 S. Hedges Avenue

1300, 1304, 1305, 1307, 1309, 1314, 1315, 1316, 1317, 1325, 1327, 1328, 1329, 1330 and 1335 S. Ralston Avenue

1201, 1203, 1205, 1207, 1208, 1209, 1211, 1213, 1214, 1215, 1217, 1218, 1219, 1224, 1228 and 1234 S. Willow Avenue

1209, 1215, 1217, 1221, 1227, 1229, 1231, 1233 and 1235 S. Hardy Avenue

The lots shaded on the map are presently zoned R-18/PUD (Moderate Density Residential/Planned Unit Development) and have been for many years. The City is proposing to change the zoning of the lots to R-6 (Single-Family Residential), a zoning classification that would allow 1 single-family home per lot.

A formal public hearing on this rezoning will be held virtually on **October 13, 2020** by the Independence Planning Commission at 6:00 p.m. The Planning Commission Meeting will be held via GoToMeeting. The meeting will also be streamed on City 7 and YouTube. For public comment, please e-mail (MRice@indepmo.org) or call (816-325-7109 opt. 9) Miranda Rice to obtain the meeting ID and password. The City Council is scheduled to consider action on this request at its 6:00 p.m. meeting on November 16, 2020. City Council meeting will also be held via GoToMeeting, if the State of Emergency is still in effect.

Property owners surrounding/adjacent to the area to be rezoned have a right to legally protest the application. Forms are available in the Community Development Department at City Hall.

If you have any questions regarding this matter, please feel free to contact me at 325-7823 prior to the meetings and I can provide assistance and information you may need to have a full understanding of this request before the meetings.

Sincerely,

**Brian Harker**

Brian L. Harker  
Planner

Case#20-100-09 (External)

