

Property Owner Notification Letter

City of Independence, Missouri

Date: _____, 2020

Case No.: 20-100-12

Dear Property Owner:

This letter is to notify you that an application has been submitted for consideration by the Planning Commission and City Council. A full public hearing will be held by the Planning Commission and the City Council will consider new information on the dates and times below.

Proposed Case Type:

X Rezoning

☐ Rezoning/PUD

☐ Special Use Permit

Proposed project description:

Rezone the property at 1201 S. Osage Street from I-1 (Industrial) to R-12 (Two Family Residential).

Applicant: Steve Ipock, BBI Holdings, LLC

Location of Property to be rezoned: 1201 S. Osage Street

Planning Commission Meeting Date: November 17, 2020, at 6:00 p.m.

City Council Meeting Date: December 7, 2020, at 6:00 p.m.

Location of public hearings: City Council Chambers, City Hall, 111 E Maple Ave, Independence

COVID-19 Meeting Procedures: The November 17th Planning Commission meeting will be shared with the public via YouTube and City7. In accordance with social distancing guidelines, very limited public seating will be available on a first-come, first-served basis. The current social distancing maximum capacity is 31 individuals in the audience. Individuals who want to speak can do so in person or online via the live meeting platform. If capacity is exceeded, speakers may be asked to wait in the lobby area and will be called in at the appropriate time. All attendees must participate in a health check and be wearing a cloth face covering upon entering the building. Please plan accordingly to allow time for this prior to the 6 p.m. meeting start time. Those individuals with a fever or showing symptoms of COVID-19 will be asked to watch the meeting on one of the virtual formats. Attendees will be required to socially distance in seats as indicated by the markings on the benches, although minors may sit with a custodial adult. To attend virtually, please contact Miranda Rice (mrice@indepmo.org or 816-325-7109 opt. 9) for the meeting ID.

All interested persons are invited to attend and will have an opportunity to be heard at the full public hearing (Planning Commission). You may file a protest petition with the Community Development Department. For more information or for protest petition form, please contact Planning staff at 816-325-7421.

Steve Ipock
Property Owner/Applicant