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August 21, 2020

Building and Zoning

City of Independence

111 E. Maple Ave

Independence, MO 64050

Re: Cottages at Stoney Creek Zoning / Planned Unit Development Applications, 4580 S. Bass Pro Drive,
Independence, Missouri

To whom it may concern:

We are pleased to submit the applications for rezoning and planned unit development for our proposed project located at 4580 S. Bass Pro Drive in Independence.

The purpose of the Planned Unit Development is to permit flexibility that will encourage a more creative approach in the development of land and will result in a more efficient use of open area, while maintaining density and area coverage permitted in the general R-30 zoning district while also obtaining the advantages of creative site design, improved appearance, compatibility of uses, optimum service by community facilities, and to combine and coordinate architectural styles, building forms, and structural/visual relationships within an environment that allows mixing of different land uses in an innovative and functionally efficient manner.

Upon zoning approval and the approval of the Planned Unit Development it is our intent to submit for building permits and begin construction of the project once all required permits are received. From the day we break ground until we receive our final certificate of occupancy we anticipate a construction time of 15 – 18 months. The entirety of the project will be completed in one phase.

The project will consist of 285 multi-family units spread out across twenty-three buildings ranging in size from 2 units to 24 units and two to three stories. The property will consist of 133 one bedroom units and 142 two bedroom units. The units will range from 789 square feet to 1,267 square feet in size in one bedroom one bath to two bedroom two baths. The exteriors will be a combination of stone, brick and cementitious siding with a 30-year asphalt shingle roof. Various buildings will have between 3 and 6 attached garages for a total of 104. Additional surface parking will be provided throughout the project allowing for 1.70 spaces per unit. There will be extensive landscaping throughout the project.

The project will also feature a clubhouse which includes a sales office, business center, game room and fitness center. Other amenities will include a dog park, resort style outdoor pool with cabana and outdoor social area with fireplace and grills. The total project is 13.57 acres with a density of 21 units per acre.

There are no public utilities. All utility extensions will be privately constructed, owned and maintained. All sanitary sewer connections, storm sewer connections and water meters and/or taps will be purchased from the City of Independence.

The ownership of the proposed development will be held in an LLC. It will be constructed, managed and maintained through the LLC throughout ownership. All common spaces within the PUD are privately owned, maintained and established for the exclusive use of the apartment community owners and tenants.

The subject property has been platted as Lot 6B of Crackerneck 5th plat and, as such covenants, easements and restrictions within the PUD have been established and are recorded. Any additional easements necessary to construct and maintain internal utilities will be by separate instrument negotiated with the utility provider and recorded of record.

We request a waiver of the landscape buffer that will be required as a result of rezoning along the north boundary of the subject property abutting the Mardel commercial tract. The roofs of the buildings abutting the commercial tract are 38 feet tall and the mean elevation of these roofs is less than the 35 height allowed in the zoning ordinance. The building setback is 44 feet which far exceeds the 5 foot side yard required. Also, the buildings abutting the residential development to the West are 39 feet tall at the peak of the roof. The mean elevation of the roof is less than 35 feet roof height allowed. Further, these buildings are set from the property line a distance of 68 feet which far exceeds the 25 feet required in the zoning ordinance.

I appreciate your time and consideration in the review and hopeful creation of the discussed development.

Sincerely,



R. Scott Case
President
Case & Associates Properties, Inc.