



July 7, 2021

REVISED PUBLIC NOTICE

Dear Property Owner:

The City of Independence is proposing to change the classification of 12 commercially zoned properties in residential use on the west side of S. Oxford Avenue between E. 35th Street and Blue Ridge Boulevard. The zoning of the properties listed below is sought to be changed from C-2 (General Commercial) to either R-12 (Two-Family Residential) or R-30/PUD (High Density Residential/Planned Unit Development). A map illustrating the lots proposed to be rezoned is on the reverse side of this letter. The properties subject to the rezoning include:

3312/3314/3316/3318/3320 S. Oxford Avenue - C-2 to R-30/PUD

3324/3326 S. Oxford Avenue C-2 to R-12	3416/3418 S. Oxford Avenue C-2 to R-12
3328/3300 S. Oxford Avenue C-2 to R-12	3420/3422 S. Oxford Avenue C-2 to R-12
3332/3334 S. Oxford Avenue C-2 to R-12	3424/3426 S. Oxford Avenue C-2 to R-12
3404/3406 S. Oxford Avenue C-2 to R-12	3428/3430 S. Oxford Avenue C-2 to R-12
3408/3410 S. Oxford Avenue C-2 to R-12	3436/3438 S. Oxford Avenue C-2 to R-12
3412/3414 S. Oxford Avenue C-2 to R-12	

The lots encircled on the map are presently zoned C-2 (General Commercial) and have been so for many years. The City is proposing to change the C-2 zoning of the lots to residential zoning classifications to better match what these subject properties are actually used for, it would also allow the structures to be reconstructed if destroyed by fire, tornado, or other disaster.

A formal public hearing on this rezoning will be held virtually on **July 27, 2021** 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 Miranda Rice at (MRice@indepmo.org) or call (816-325-7109 opt. 9) to obtain the meeting ID before noon on July 27, 2021. The City Council is scheduled to consider action on this request at its 6:00 p.m. meeting on September 7, 2021.

Property owners within 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 816-325-7421 prior to the meetings to have a full understanding of this application.

Sincerely,

Stuart Borders

Community Development
Case#21-100-08 (*Revised Interior*)