Notice of Public Hearing

Notice is hereby given that a public hearing will be held by the Independence City **Planning Commission** at 6 p.m., Tuesday, July 13, 2021, and by the Independence City Council at 6 p.m., Monday, August 16, 2021, on the following matters:

Case 21-200-03 – Special Use Permit – A request by Ashley E. Smith for approval of a Special Use Permit for a carwash at 15912 E. US Highway 24.

Case 21-100-08/21-125-02 – Rezoning & Rezoning/PUD– A request by the City of Independence to rezone properties on S. Oxford Avenue as follows:

3324/3326, 3328/3330, 3332/3334, 3404/3406, 3408/3410, 3412/3414, 3416/3418, 3420/3422, 3424/3426, 3428/3430, and 3436/3438 S. Oxford Avenue from C-1 (Neighborhood Commercial) to R-12 (Two Family Residential).

3314/3316/3318/3320 S. Oxford Avenue from C-1 (Neighborhood Commercial) to R-18/PUD (Medium Density Residential/Planned Unit Development) and approve a preliminary development plan.

Case 21-100-09 – Rezoning – A request by the City of Independence to rezone properties at 3806/3808, 3810/3812, 3816/3818 and 3820/3822 S. Canterbury Place from C-1 (Neighborhood Commercial) to R-12 (Two Family Residential).

The Planning Commission will conduct a full public hearing on these applications. The City Council will only hear new information that was not presented at the Planning Commission's public hearing if such facts were not reasonably available at the time of the Planning Commission hearing. Any new information proposed to be presented to the City Council must be submitted in writing to the Community Development Department and Law Department at least seven (7) days prior to the City Council meeting.

Case 21-175-06– UDO Amendment #50 – Administrative Adjustment Appeals – The City proposes Amendment #50 of the Unified Development Ordinance amending regulations pertaining to the Administrative Adjustment Appeals process for Non-Residential design standards.

The Planning Commission and City Council will conduct a full public hearing on this application.

PLEASE NOTE: Due to the State of Emergency, 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 before noon the day of the meeting, at MRice@indepmo.org or call 816-325-7109 opt. 9 to obtain the meeting ID.

The City Council meeting may be a virtual meeting, or if the State of Emergency has been lifted, the meeting will take place in the City Council Chambers, located in City Hall, 111 E. Maple Ave.

Witness my hand this 23rd day of June, 2021.
Tom Scannell
Community Development Director
The City of Independence, Missouri is an Equal Opportunity Employer/Contractor/MFD

One Insertion: June 26, 2021