



# INDEPENDENCE

★ COMMUNITY DEVELOPMENT ★

June 28, 2021

Dear Property Owner:

The City of Independence is proposing to change the zoning classification of four properties located at 3806/3808, 3810/3812, 3816/3818 and 3820/3822 S. Canterbury Place. The zoning of the properties listed below is sought to be changed from C-1 (Neighborhood Commercial) to R-12 (Two-Family Residential) to better match the surrounding properties' zoning and what these subject properties are actually being used for. A map illustrating the lots proposed to be rezoned is on the reverse side of this letter.

The properties subject to the rezoning include:  
3806/3808, 3810/3812, 3816/3818 and 3820/3822 S. Canterbury Place

The lots shaded on the map are presently zoned C-1 (Neighborhood Commercial) and have been for many years. The City is proposing to change the zoning of the lots to R-12 (Two-Family Residential), a zoning classification that allows one duplex building per lot.

A formal public hearing on this rezoning will be held virtually on **July 13, 2021** by the Independence Planning Commission at 6:00 p.m. The Planning Commission Meeting will be held at the Independence, Missouri City Hall at 111 E. Maple and via GoToMeeting. The meeting will also be streamed on City 7 and YouTube. For public comment, please e-mail ([MRice@indepmo.org](mailto:MRice@indepmo.org)) or call (816-325-7109 opt. 9) Miranda Rice to obtain the meeting ID before noon on July 13, 2021. The City Council is scheduled to consider action on this request at its 6:00 p.m. meeting on August 16, 2021.

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#21-100-09 (*External*)