

Wednesday, July 28, 2021

Community Development
Independence City Hall
111 E Maple Ave
Independence, MO 64050

South KC Properties LLC
c/o Micheala Miller
204 W. 82nd St.
Kansas City, MO 64114

Project Details

This project is a rezoning of a single-family residence located at 1001 W. Hayward Ave., Independence, MO 64052. The property is currently zoned I-1. The existing home located thereon was built in 1910 (see enclosed property card). The property is adjacent to an R-12 district. It is one of several homes on the same block all zoned I-1 but currently in use as single-family residence (see enclosed zoning map). The properties across the street to the north are used as warehouse space along the railroad tracks. However, the rear neighboring property, and everything south thereof, is all single-family residential zoned R-12.

South KC Properties LLC is under contract to sell the property to Santo Properties LLC, and as a condition to closing, Buyer's lender requires that the property be rezoned so that single-family is a use allowed by right. We believe that an R-12 zoning classification will not interfere with any neighbors' rights or interests, as the majority of the neighbors are also single-family residential uses, or a more intensive industrial use. Further, rezoning this property R-12 will bring this property's classification more into line with the character of the area it adjoins.

We have identified the following addresses to be within 185 feet of the subject property for purposes of sending rezoning notices:

- 917 W. Hayward Ave – Owner: John S. Brown, 1611 W. Short, Independence, MO 64050
- 919 W. Hayward Ave – Owner: Six Three Zero LLC, 3609 S. Saddle Ridge Dr., Independence, MO 64057
- 923 W. Hayward Ave – Owner Occupied: Jordan Bradley Moore
- 1003 W. Hayward Ave – Owner: Prodigy Enterprises LLC, PO Box 4066, Independence, MO 64051
- 1007 W. Hayward Ave – Owner: Prodigy Enterprises LLC
- 1010 W. Hayward Ave – Owner: H & H Construction, PO Box 4066, Independence, MO 64051
- 1011 W. Hayward Ave – Owner: Prodigy Enterprises LLC
- 1111 W. Hayward Ave – Owner: Jim & Sharon Dolan dba SDI, 1115 W. Hayward Ave
- 1000 W. Linden Ave – Owner: Todd A. & Angela Rock, 2427 NE 2nd St., Blue Springs, MO 64014
- 1002 W. Linden Ave – Owner: Jeffery L. Siler, 6217 Holliday Dr., Kansas City, KS 66106
- 1004 W. Linden Ave – Owner Occupied: Buffy D. Thomas

- 1008 W. Linden Ave – Owner: Bart Umentum, 14548 Horton St., Overland Park, KS 66223
- 1010 W. Linden Ave – Owner: Bart Umentum
- 1016 W. Linden Ave – Owner Occupied: Robert A. and Joell P. Hampton
- 628 S. Cottage Ave – Owner: Six Three Zero LLC
- 718 S. Grand Ave – Owner: Jim & Sharon Dolan dba SDI
- 720 S. Grand Ave – Owner: Douglas C. & Marcy B. Higgins

Also enclosed with this letter you will find our Planning & Zoning Application and a *current title commitment disclosing the complete and accurate legal description and all matters of record*. Please do not hesitate to contact me if you need any further information in coming to a decision.

Sincerely,

/s/ Micheala Miller
Transaction Coordinator
South KC Properties LLC