

# **Planning & Zoning Application Form**

21-840-01

| Staff Use Only      |         |
|---------------------|---------|
| Case Number:        | AA21-07 |
| PC/BOA Meeting:     |         |
| City Council Dates: |         |

**Application Type (check all that apply)**

| Land Use                                                                   | Land Subdivision                                                                                                               | Site Development                                                                                                                           | Use Permit                                                                                                                        | Other                                                                                                                                     |
|----------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------|
| <input type="checkbox"/> Rezoning<br><input type="checkbox"/> PUD Rezoning | <input type="checkbox"/> Preliminary Plat<br><input type="checkbox"/> Final Plat<br><input type="checkbox"/> Minor Subdivision | <input type="checkbox"/> Final Site Plan<br><input type="checkbox"/> Preliminary Dev Plan<br><input type="checkbox"/> Final Dev Plan (PUD) | <input type="checkbox"/> Special Use<br><input type="checkbox"/> Homebased Business<br><input type="checkbox"/> Short-Term Rental | <input checked="" type="checkbox"/> Admin. Adjustment<br><input type="checkbox"/> Variance<br><input type="checkbox"/> Street Name Change |

**Project Information and Location**

Project Name: Kellers Turf & Shrub Care Inc (Storage Facility)

Project Address/Location: 17608 S Crackerneck Rd

Sq. Ft. of Building: 2,040 Acreage: one tract Number of Lots/Tracts: one Steam Buffer (Yes or No): No

Existing Zoning: C-2 Proposed Zoning: n/a Existing Land Use: n/a open storage Proposed Land Use: enclosed storage

**Basic Application Requirements (See the Planning & Zoning Application Guide for additional requirements)**

|                                                                                                                                                                                 |                                                                                                                                                                                                     |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <input type="checkbox"/> Completed & Signed Application Form<br><input type="checkbox"/> Application Fee<br><input type="checkbox"/> Cover Letter Describing Details of Project | <input type="checkbox"/> Plat Map, Development Plan, or Other Map (24" x 36" & 8.5" x 11" hard copy, and electronic copy)<br><input type="checkbox"/> Legal Description of the property in question |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

**Contact Information**

**Applicant**

Name: John Carnes

Company: Kellers Turf & Shrub Care Inc

Address: 400 W Kansas Ind Mo 64050

Phone: (816) 833-4200

E-mail: john.carneslaw@yahoo.com

**Owner**

Name: Joshua Keller

Company: Keller's Turf and Shrub Care, Inc

Address: 17608 Crackerneck Road, Ind. Mo 64055

Phone: 816-373-2135

E-mail: josh@kellersturfandshrub.com

**Architect/Engineer/Surveyor/Other:**

Name: \_\_\_\_\_

Company: \_\_\_\_\_

Address: \_\_\_\_\_

Phone: \_\_\_\_\_

E-mail: \_\_\_\_\_

**Architect/Engineer/Surveyor/Other:**

Name: \_\_\_\_\_

Company: \_\_\_\_\_

Address: \_\_\_\_\_

Phone: \_\_\_\_\_

E-mail: \_\_\_\_\_

The applicant hereby agrees that the information provided above is accurate.

John Carnes Attorney  
Applicant's Signature

8-16-2021  
Date

Joshua Keller  
Owner's Signature

8-16-2021  
Date



# Untitled Map

Write a description for your map.

Legend

Google Earth

© 2021 Google

90 ft





BILL NO. \_\_\_\_\_

ORDINANCE NO. \_\_\_\_\_

AN ORDINANCE AMENDING THE UNIFIED DEVELOPMENT ORDINANCE, CHAPTER 14, OF THE INDEPENDENCE CITY CODE PERTAINING TO ADMINISTRATIVE ADJUSTMENT APPEALS.

WHEREAS, the Unified Development Ordinance was approved by the City Council on June 15, 2009, by Ordinance No. 17339 and became effective on July 1, 2009; and,

WHEREAS, after its adoption, policy issues to be addressed were discovered, and it was decided to revise these items; and,

WHEREAS, after due public notice in the manner prescribed by law, the Planning Commission held a virtual public hearing for the consideration of the request on July 13, 2021, and rendered a report to the City Council recommending the rezoning be approved by a vote of 5-0; and,

WHEREAS, after due public notice in the manner prescribed by law, the City Council held a public hearing on August 16th, 2021, and rendered a decision to approve the changes to the Unified Development Ordinance; and,

WHEREAS, in accordance with the Unified Development Ordinance, it was determined that the request is consistent with the review criteria in Section 14-701-01-F.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF INDEPENDENCE, MISSOURI, AS FOLLOWS:

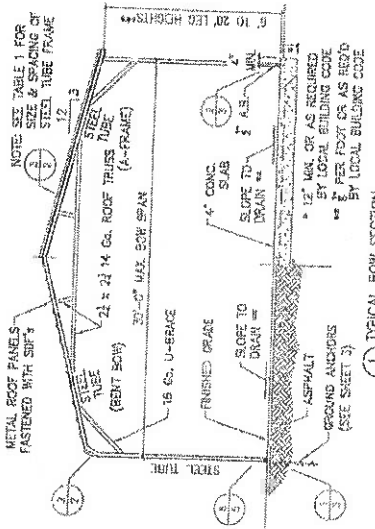
SECTION 1. That Sections 14-706-01 of Chapter 14, Unified Development Ordinance, are hereby amended to read as follows:

**“14-706-01-J. Appeals.** Appeals of the Community Development Director's decision on an administrative adjustment must be taken to the Board of Adjustment **with the exception of appeals on Article 5 Subsection 14-506 which must be taken to Planning Commission by filing a notice of appeal with the Community Development Director. Appeals to the Planning Commission must be filed within 15 calendar days of the Community Development Director's action. The Planning Commission shall have the right to affirm or overrule the decision of the Community Development Director. Further, an applicant may appeal a decision of the Planning Commission to the City Council if such notice of appeal is made to the Community Development Director within 15 calendar days of the Planning Commission's decision. The City Council shall have the right, by resolution, to affirm or overrule the decision of the Planning Commission.**”

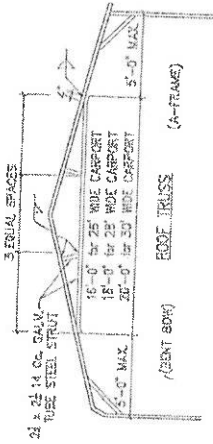
SECTION 2. That all other parts and provisions of the City Code shall be in full force and effect unless previously or subsequently amended or repealed.

SECTION 3. That correction of any scriveners' errors identified within these articles are hereby authorized by this ordinance.

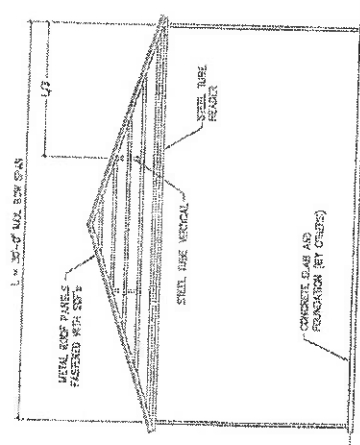




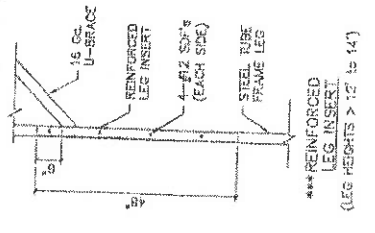
1. TYPICAL ROW SECTION



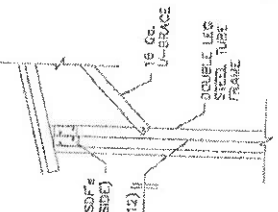
2. ROOF TRUSS (A-FRAME)



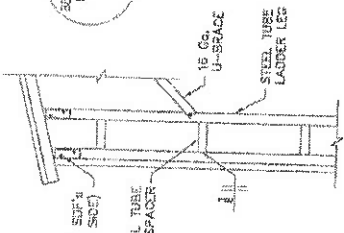
3. GABLE END ELEVATION



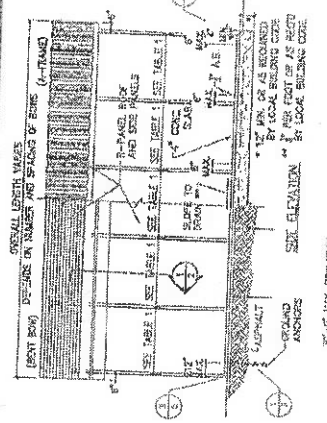
4. REINFORCED LEG INSERT (LEG HEIGHTS > 12' to 14')



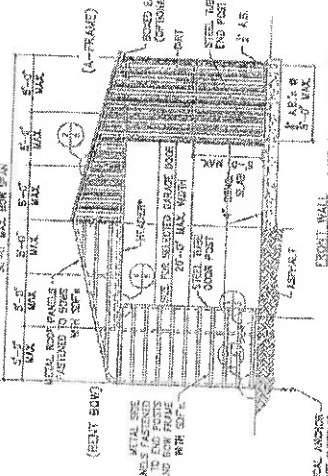
5. DOUBLE LEG (LEG HEIGHTS > 12' to 16')



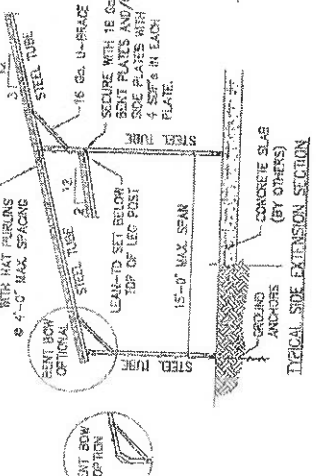
6. LADDER LEG (LEG HEIGHTS 16' to 20')



7. SIDE ELEVATION



8. FRONT ELEVATION



9. TYPICAL SIDE EXTENSION SECTION

