

City of Independence

Community Development

Attn: Brian Harker

111 E. Maple

Independence, MO 64050

The proposed project will consist of the development of a 1,415 square foot Take 5 Oil Change facility on the existing Lot 15 and associated parking and driveways, as well as a future commercial development on Tracts 1 and 2. The Take 5 facility will include three drive through bays for service. Customers will stay in their vehicles while being serviced. There is no waiting room or other accommodations for customers. There is no set user for the future development at this time. It is anticipated this development could be a fast food restaurant, convenience store or other similar use. This project is located on the North-East corner of East 23rd St. (State Rte 78) and State Rte 291.

The requested rezoning consist of three existing parcels, Tract 1 (0.1411 acres), Tract 2 (0.791 acres) and Lot 15 (0.819 acres), a total of 1.752 acres. The property is currently zoned C-1 . The Take 5 il Change facility is considered a Limited Motor Vehicle Repair Use, which requires a zoning of C-2. The entirety of the three parcels are requested to be rezoned to C-2 to provide consistent zoning.

Properties on the other three corners of this intersection are zoned C-2. The majority of properties along East 23rd St and State Rte 291 are also zoned C-2. Rezoning these parcels would be consistent with most properties along these routes. The proposed use is consistent with other uses in the area which include retail, gas stations, restaurants and other commercial uses.

A portion of this property currently sits vacant. Rezoning would allow for the redevelopment of this vacant tract, as well as provide additional opportunities to redevelop thew portion currently in use.

The development will adhere to all design requirements and standards, including buffer areas so that nearby properties will not be detrimentally affected.

The property has access to East 23rd St. and State Rte 291. The proposed access points have been discussed with MoDOT. MoDOT requested a right turn lane be added on State Rte 291, and the existing turn lane on East 23rd St. be extended. Both request have been addresses in the site plan.

Sincerely,



Henry Hopkins
Driven Assets, LLC