

October 11, 2021

City of Independence
Attn: Planning and Zoning Commission
111 E Maple
Independence, MO 64050

RE: Rezoning Application for 11445 E Truman Road (Parcel 26-330-06-27-01-0-00-000)

To Whom It May Concern:

We, Todd and Kim Scheerer who are owners of the property referenced above, are requesting a rezoning of the property from I-1 to C-2.

Rezoning to C-2 supports our planned use of the property for a retail sales business that we are in the process of establishing, Scheerer Speed Motorsports LLC (see the enclosed business certificate).

Our property is half of a single physical structure, and rezoning our half of the structure to C-2 would ensure that the entire structure is zoned C-2. Currently, the east end (our property) is zoned I-1 and the west end is zoned C-2. The west end was rezoned from I-1 to C-2 in 2018.

Rezoning to C-2 would also allow for a tenant to reside in the living space which existed in the building when we purchased the property (see the attached real-estate flyer). Both halves of the building have business space and living space, so having the entire building zoned the same makes sense.

Having a tenant provides an additional level of security for our business property that is stored on-site as this area of Independence has a high amount of foot traffic of people living in the apartments to the south on Cunningham. The tenant, a friend of the family, moved here from out of state and is in a nursing program at an area hospital. Failure to rezone would cause a significant hardship for this young man.

The granting of the zoning change is consistent with other properties in this area of Truman Road, would not be detrimental to the area and would allow us to move forward with our business plans.

Thank you for your consideration.

Sincerely,

Todd and Kim Scheerer

LEGAL DESCRIPTION

A TRACT OF LAND THAT IS PART OF LOT 1 OF CUNNINGHAM LAWN, A SUBDIVISION IN THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 3, TOWNSHIP 49 NORTH, RANGE 32 WEST, ALL IN INDEPENDENCE, JACKSON COUNTY, MISSOURI, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF ABOVE SAID LOT 1; THENCE SOUTHERLY ALONG THE EAST LINE OF SAID LOT 1, A DISTANCE OF 68.37 FEET TO THE SOUTHEAST CORNER THEREOF; THENCE WESTERLY ALONG THE SOUTH LINE OF SAID LOT 1 A DISTANCE OF 71.02 FEET TO A POINT THAT IS ON AN EXTENSION OF A LINE THROUGH THE CENTER OF A COMMON WALL; THENCE NORTHERLY ALONG SAID LINE THROUGH THE CENTER OF SAID COMMON WALL AND AN EXTENSION THEREOF A DISTANCE OF 68.63 FEET TO A POINT ON THE NORTH LINE OF SAID LOT 1; THENCE EASTERLY ALONG SAID NORTH LINE A DISTANCE OF 69.50 FEET TO THE POINT OF BEGINNING.