



October 29, 2021

505 North Dodgion
Independence, MO 64050
Phone: (816) 461-6551
Fax: (816) 461-7039
www.TrumanHabitat.org

Community Development Department
Planning & Zoning Division
111 E. Maple
Independence, MO 64050

Christina Leakey,
President & CEO

Re: Application for Rezoning of 501 & 505 N. Dodgion

Carla Simpson,
Chief Operating Officer

Attached, please find an application and required supporting documentation for rezoning and minor subdivision of property owned by Truman Heritage Habitat for Humanity, Inc. addressed as 501 & 505 N. Dodgion, 64050.

Mark Schroer,
Construction Director

Allan Hentges
ReStore Director

It is our understanding that rezoning from I-1 & C-2/HL to C-3 & C-3/HL is required in order to meet the requirements of the City's Uniform Development Code so that our organization may improve the former Young School building located on 505 N. Dodgion and establish its use as our administrative office and homeownership education center, and also continue the existing use of the building located at 501 N. Dodgion as a Habitat ReStore recycling center and Truman Habitat's construction shop.

Lindsay Browne
*Director of Family and
Community Engagement*

Nanci Bonfield
Development Director

Board of Directors:

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Board Chair

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Board Vice Chair

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Laurie Dean Wiley
Doug Williams

Truman Heritage Habitat for Humanity, Inc. is a nonprofit housing developer and has owned the subject properties since 2011, having acquired it from the Independence School District to establish a primary place of business. The Habitat ReStore has been in operation as a licensed business and recycling center since 2012. Until now, the Young School building, which is immediately south and adjacent to the Habitat ReStore building, was held vacant while Truman Habitat worked to raise the funds for its renovation.

It is Truman Habitat's intention to fully restore the Young School, a Historic Landmark designated by the City of Independence as significant and worthy of preservation, and return it to use for our purposes in serving the community's needs for homeownership support and education services. In order to accommodate our project budget, the needs of the building/property, requirements of the UDO and the City's standards for rehabilitation it has been determined necessary and desirable to replat the existing separate lots, combining them into one parcel.

Thank you for your consideration of this application.

Respectfully,

A handwritten signature in black ink, appearing to read 'Christina Leakey', is written over a circular stamp or seal.

Christina Leakey
President & CEO

*Seeking to put God's love
into action, Habitat for
Humanity brings people
together to build homes,
communities, and hope.*