

Ground Up Development LLC
103 Industrial Parkway
Gallatin, MO 64640

**ATTN: City of Independence Planning & Zoning Department
111 E Maple Ave., Independence, MO 64050**

January 24, 2022

Dear Recipient,

Ground Up Development, LLC hereby submits the Preliminary Development Plan for 'McBee Acres' located on 11.43 total acres near the intersection of US 24 HWY and main entrance from North Salem Drive, proposing a subdivision consisting of 39 duplexes, or 78 total family dwellings. The development will include single-slab, up to three-bedroom duplexes, with an attached garage for each family, including amenities provided such as on-call maintenance and a walking trail. This future development will be constructed and then managed by the current developer, who plans to make each unit available to lease to the general public.

The two lots making up the 11.43-acre area, are currently zoned for commercial use which must be rezoned as 'R12PUD' per the city's planning department, for a future residential subdivision of this caliber. We feel that changing the zoning to residential use is a more appropriate use of the land due to the city's continued need for housing based on the latest published housing survey. The land in question is near the very Northeast edge of Independence, where there is already a great deal of commercial businesses. Currently there are two gas stations neighboring the property within walking distance along 24 HWY; as well as a grocery store, pharmacy, and bus stop within a few miles West of this location for easy access to the future residents. Neighboring to the North, and on both sides are existing single and multi-family residential homes. With this, we believe that changing the zoning is justified to meet the needs of the city's current housing imbalance as well as serve the practical needs of individual families within the community.

Thank you for your time and consideration of the attached Preliminary Development Plan. Ground Up Development LLC is committed to producing a subdivision which values the needs of its families and surrounding businesses. The future development is consistent with the goals, policies, and standards of the City of Independence, in addition to the public health safety, the environment, and general welfare of the public. Please direct any further questions or concerns to the provided contact information below.

Thank you,



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