

Notice of Public Hearings

Notice is hereby given that a public hearing will be held by the Independence City **Planning Commission** at 6 p.m., Tuesday, March 22, 2022, and by the Independence **City Council** at 6 p.m., Tuesday, April 18, 2022, in the Independence City Hall City Council Chambers (lower level, north entrance) 111 E. Maple Avenue, in Independence, Missouri on the following matter(s):

Case 22-125-01 – Rezoning – Salem Drive and US 24 Highway - A request by the McBee Construction Company to rezone property at northwest corner of Salem Drive and US 24 Highway from C-2 (General Commercial) to R-12/PUD (Two-Family Residential/Planned Unit Development), and approval a preliminary development plan.

Case 22-200-03 – Special Use Permit – 909 W. Waldo Avenue - A request by Spencer Rosenbaum to operate a Bed and Breakfast.

Case 22-125-04 – Rezoning/PUD – 2351 S. Haden Street - A request by Ashley Smith to rezone the property from R-6 (Single Family Residential) to R-18/PUD (Moderate Density Residential/Planned Unit Development) and approval a Preliminary Development Plan.

Case 22-100-03 – Rezoning – Little Blue Parkway/M-78 Highway - A request by NorthPoint Development to rezone the property north and south of M-78 Highway, west of the Little Blue River, and east of the Little Blue Parkway; and, property south of M-78 Highway and west of the Little Blue Parkway from R-6/PUD (Single Family Residential/Planned Unit Development) and C-2/PUD (General Commercial/Planned Unit Development) to I-1 (Industrial).

Case 22-125-02 – Rezoning – 20226 R. D. Mize Road and, land south of Little Blue Parkway and northeast of Necessary Road - A request by NorthPoint Development to rezone property from R-6 (Single Family Residential), R-6/PUD (Single Family Residential/Planned Unit Development), O-1 (Office Residential) and C-1 (Neighborhood Commercial) to BP/PUD (Business Park/Planned Unit Development) and approval a preliminary development plan.

Case 22-125-03 – Rezoning – E. Truman Road/M-78 Highway/Little Blue Parkway - A request by NorthPoint Development to rezone property around this intersection from C-2/PUD (General Commercial/Planned Unit Development) to BP/PUD (Business Park/Planned Unit Development) and approval a preliminary development plan.

The Planning Commission will conduct full public hearing on these applications. The City Council will only hear new information that was not presented at the Planning Commission's public hearing if such facts were not reasonably available at the time of the Planning Commission hearing. Any new information proposed to be presented to the City Council must be submitted in writing to the Community Development Department and Law Department at least seven (7) days prior to the City Council meeting.

Case 22-150-02 – Comprehensive Plan Amendment – Salem Drive and US-24 Highway - A request by the McBee Construction Company to amend the Future Land Use plan for property on the northwest corner of Salem Drive and US 24 Highway.

Case 22-150-01 – Comprehensive Plan Amendment – Little Blue Parkway/M-78 Highway - A request by NorthPoint Development to amend the City Comprehensive Plan's Future Land Use map for certain properties adjoining the Little Blue Parkway, M-78 Highway and Truman Road.

The Planning Commission will conduct full public hearing on these two applications.

Witness my hand this 2nd day of March, 2022.

Tom Scannell
Community Development Director

The City of Independence, Missouri is an Equal Opportunity Employer/Contractor/MFD
One Insertion: March 4, 2022