



Planning & Zoning Application Form

Staff Use Only	
Case Number:	22-125-01
PC/BOA Meeting:	3/8/22
City Council Dates:	4/4/22

Application Type (check all that apply)

Land Use	Land Subdivision	Site Development	Use Permit	Other
☐ Rezoning ☒ PUD Rezoning	☐ Preliminary Plat ☐ Final Plat ☐ Minor Subdivision	☐ Final Site Plan ☒ Preliminary Dev Plan ☐ Final Dev Plan (PUD)	☐ Special Use ☐ Homebased Business ☐ Short-Term Rental	☐ Admin. Adjustment ☐ Variance ☐ Street Name Change

Project Information and Location

McBee Acres

Project Name

16-240-23-18-00-0-00-000 & 16-240-23-20-00-0-00-000

1707 N. Salem Drive

Project Address/Location

11.43 acres

3 tracts (A, B, C)

Sq. Ft. of Building

Acreage

Number of Lots/Tracts

Steam Buffer (Yes or No)

C2

R12PUD

vacant

Subdivision of 39 duplexes

Existing Zoning

Proposed Zoning

Existing Land Use

Proposed Land Use

Basic Application Requirements (See the Planning & Zoning Application Guide for additional requirements)

- | | |
|---|---|
| ☐ Completed & Signed Application Form | ☐ Plat Map, Development Plan, or Other Map (24" x 36" & 8.5" x 11" hard copy, and electronic copy) |
| ☐ Application Fee | ☐ Legal Description of the property in question |
| ☐ Cover Letter Describing Details of Project | |

Contact Information

Applicant

Name: Ashley E. Smith

Company: McBee Construction Company

Address: 1203 E US HWY 24 Indep MO 64050

Phone: 816-898-6454

E-mail: ASmith@McBeeCompanies.com

Owner

Name: Steve McBee

Company: Ground Up Development LLC

Address: 103 Industrial Pkwy Gallatin MO 64640

Phone: 816-985-3822

E-mail: smcbee@mcbeecompanies.com

Architect/Engineer/Surveyor/Other: Civil Engineer

Name: Robert Walquist

Company: Quist Engineering, Inc

Address: 821 NE Columbus St. LS, MO 64063

Phone: 816-550-5675

E-mail: rwalquist@quistengineering.com

Architect/Engineer/Surveyor/Other:

Name:

Company:

Address:

Phone:

E-mail:

The applicant hereby agrees that the information provided above is accurate.

Ashley Smith

Digitally signed by Ashley Smith
Date: 2022.01.19 14:41:23 -0600

1/19/2022

Applicant's Signature

Date

Steve McBee

Digitally signed by Steve McBee
Date: 2022.01.19 14:46:06 -0600

1/19/2022

Owner's Signature

Date

**** DUPLICATE ****

City of Independence

CityHall

Date: 1/27/2022 9:16 AM

ID: CDEV

Batch: 26997

Trans #: 5

Batch Date: 1/27/2022

Receipt: 5 09431151

Acct:

Name:

Planning & Zoning \$1,000.00

CRC \$1,000.00

Total Paid: \$1,000.00

Thank you for your payment.

Have a nice day!

www.ci.independence.mo.us

816-325-7930

**** DUPLICATE ****