

MEETING DATE: March 22, 2022

STAFF: Stuart Borders, Senior Planner

PROJECT NAME: US 24 Highway/N. Salem Comprehensive Plan amendment

CASE NUMBER / REQUEST: 22-150-02 – Comprehensive Plan amendment – McBee Construction

APPLICANT/OWNER: McBee Construction

PROPERTY LOCATION: West of Salem Drive, east of Bay Avenue, south of E. 18th Street, north of US 24 Highway

PUBLIC NOTICE:

- Public notice published in Independence Examiner – March 4, 2022

FURTHER ACTION:

Following action by the Planning Commission, this Comprehensive Plan amendment request is scheduled for resolution action by the City Council on April 18, 2022.

RECOMMENDATION

Staff recommends **APPROVAL** of this Comprehensive Plan amendment request.

PROJECT DESCRIPTION & BACKGROUND INFORMATION

DESCRIPTION:

McBee Construction seeks to amend the City Comprehensive Plan for property at the northwest corner of US 24 Highway and N. Salem Road.

BACKGROUND & HISTORY:

As this 11.43-acre vacant tract was slated for a shopping area featuring a grocery store when it was annexed into the city in the Fall of 2015; it was zoned C-2 with a Future Land Use designation of Neighborhood Commercial. However, the project was never developed. This designation remained in place when the Imagine Independence Comprehensive Plan 2040 was approved in April 2018.

ANALYSIS

McBee Construction LLC (McBee) now seeks to develop this area for ‘McBee Acres’ a residential development featuring 39 duplex buildings totaling 78 units. This requires rezoning the land from C-2 (General Commercial) to R12/PUD (Two Family Residential/Planned Unit Development) and the approval of a preliminary development plan. In conjunction with this proposed rezoning, the project calls for an amendment to the City’s plan from Neighborhood Commercial to Residential

Neighborhood. The area being requested for a zone change has an individual application and is being considered concurrently.

In addition to single family development, the 'Residential Neighborhood' land use category states "All Neighborhood areas include high density multi-family developments, medium density townhome and duplex development as well as pockets of local commercial activity." Adequate and often extensive buffering should be provided and maintained from less intense land uses.

Applicant Information:

McBee Construction is a privately held company with its office in Independence. The company constructs new homes throughout Jackson and Clay Counties including Lee's Summit, Blue Springs, Liberty and Kearney. In Independence, it recently received preliminary plat approval to expand the Meadowbrook Estates residential development just north of R. D. Mize Road in the eastern part of the city.

Consistency with *Independence for All*, Strategic Plan:

This amendment relates to the goal of building new housing units to fill a market need within the community.

Comprehensive Plan Guiding Land Use Principles:

One of the Comprehensive Plan Guiding Principles is to "Protect and enhance the viability, livability and affordability of the City's residential neighborhoods while integrating multi-family development throughout the community." The proposed Comprehensive Plan amendment would be a step towards meeting this guiding principle. In addition, the City-Wide Housing Study outlined five complementary strategies to meet the broad range of housing needs in Independence. One of these strategies is to be proactive about new development. New development is critical to accommodating future growth for Independence. Whether it is having new and diverse housing stock to meet the needs of changing demographics of the City's current population or having the right stock and amenities to attract new residents from around the region and beyond, it is important for the City to encourage a diversity of market-supported development in specific locations throughout the City.

Streets to the east, (Salem Drive), west, (Bay Avenue) and north (E. 18th Street) are in unincorporated Jackson County. Salem Drive is designated as a 'Collector' by the County, all other streets are minor streets. South of the site is Old Lexington Road, an essentially abandoned street partly in both the County and the City; it's in the process of being vacated. The land does have about 200 feet of frontage onto US 24 Highway but has no right of access onto the highway.

EXHIBITS

Existing Comprehensive Map
Proposed Comprehensive Plan Map with Annexation
McBee Acres Preliminary Development Plan