

March 17, 2022

City of Independence, MO
111 E Maple Ave
Independence, MO 64050

To whom it may concern:

Redwood Living is proposing a Neighborhood of all single-story apartment homes. Our goal is to provide a product that feels like a single-family living space, while allowing for the flexibility that comes with renting from a dedicated and professional property management company. The submitted Concept Plan proposal includes 190 units, plus a dedicated leasing office/ maintenance garage.

While floor plans will range in size from 1,294 to 1,620 square feet, each home will be designed with two-bedrooms, two-bathrooms, a private attached two-car garage, and a personal patio. Units can be accessed through the garage or through the private front entrance, allowing residents the security and cleanliness of being able to enter their home without having to encounter shared doors, hallways, or enclosed common spaces. In addition to our standard features, premium units will include covered and screened-in patio spaces, or all-season sunrooms.

Public Interest

Redwood believes that this unique concept is wonderfully suited for the City of Independence, MO. However, there is currently no existing zoning category that allows for this product type by right. We believe that allowing for the re-zoning of the proposed location to PUD is in the best interest of the city and its residents. A PUD at the corner of ERD Mize Road and Jackson Drive, as shown in the image below, would allow for the opportunity to diversify the housing options in this neighborhood, while providing a logical transition of uses between single-family residential and the apartments/ commercial uses to the south.



In addition, the unique topographical features and existence of wetlands on these parcels add difficulty to the developability of this site. Redwood's site plan layout is able to accommodate and protect the natural features of the site, while supplying a needed product for Independence. The site as it exists today currently is being used as a dumping ground for construction material. Redwood sees the potential in this location and believes that it is a benefit for the surrounding community to have this land re-zoned for a use that will clean it up and provide a taxable product on an otherwise vacant parcel. As a PUD, the City of Independence will have control over the exact design and future use of this location.

Schedule

Redwood plans to design and build the entire neighborhood in a continuous manner. Financing will be pursued in the form of two separate construction loans; however, it is Redwood's intention to design the entire site at once and pursue zoning and site plan approvals for the entire neighborhood. Construction will take place in the form of one uninterrupted phase from the perspective of the city.

Site Summary

Single-Story Multiplex Units: 190
Total Acreage: 1,946,162 sq ft (44.678 acres)
Open Space Area: 1,302,564 sq. ft. (67% of total area)
Density: 4.25 units/ acre
Off-street parking:
 Visitor spaces = 31 spaces
 Garage spaces = 380 spaces
 Driveway spaces in front of garages = 380 spaces
 Total parking provided = 791 spaces

Utilities

Utilities to service the development will be installed along the private streets to serve each proposed building as shown on the preliminary site development plan. Water and sewer lines will be provided with one tap per building for each utility. Proposed easements will be provided for public utilities at the time of final platting.

Open Space Maintenance

In addition to long-term maintenance and upkeep of all buildings and private infrastructure, Redwood Living, as a property management company, will oversee ongoing maintenance of open space throughout the neighborhood by staff service technicians and contracted third party vendors. Funding for maintenance will come directly from rent collected from residents.

Restrictions

Existing easements will remain in place, and are shown on the preliminary plat and preliminary site plan. Proposed easements will be provided for public utilities at the time of final platting.

Modifications and Waivers

In consultation with our Civil Engineer, we do not believe that there are any modifications, reductions, or waivers being required as part of the Planned Unit Development.

Thank you,



Ali Karolczak
Director of Acquisitions, Redwood Living
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