

Ground Up Development LLC  
103 Industrial Parkway  
Gallatin, MO 64640

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

June 2<sup>nd</sup>, 2022

Dear Recipient,

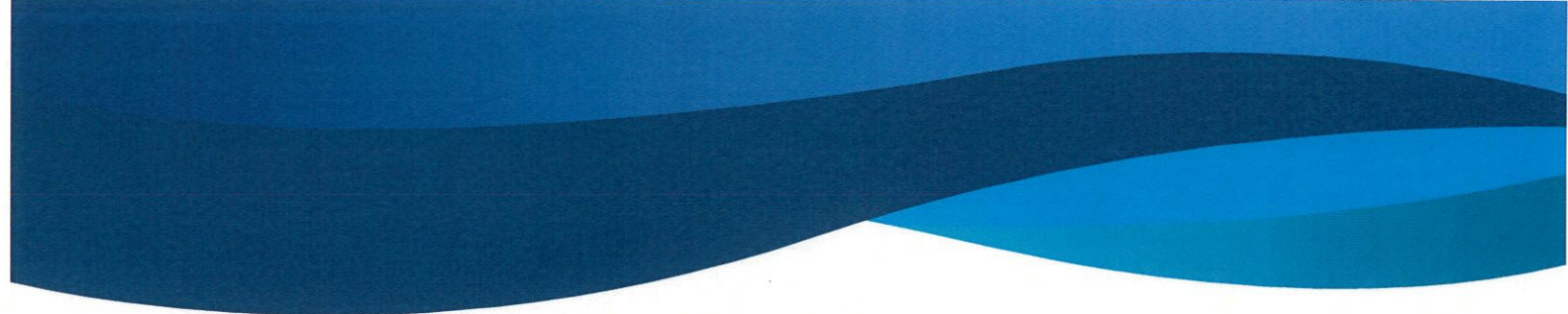
Ground Up Development, LLC hereby submits the Preliminary Development Plan and Public Urban Development Rezoning application for an adult community named 'Windmill Estates' located on 10.24 acres more or less, near the Southeast intersection of East 23<sup>rd</sup> Street South and Kings Highway, with the main subdivision entrance from the future South Haden Street. Ground Up Development is privately owned by a local family and operates mostly out of Independence, Missouri.

The proposed subdivision includes sixteen (16) single-story buildings consisting of four to six units each with a total of ninety-two (92) residential dwellings. Each unit or apartment will have two-bedrooms, a kitchen, dining room, laundry room with hookups, and one full bathroom; totaling about 925 square feet of livable area. Each apartment will have its own front and back porch with privacy barriers between neighbors. Sufficient open-air vehicle parking has been provided and will be surrounded by privately maintained roads. There are three bus stops within walking distance; as well as Hy-Vee Grocery Store, CVS Pharmacy, and The Salvation Army thrift store to the east.

This future development will be constructed and then managed by the current owner, who plans to make each unit available to lease, to the adult public of 55 years old and up. The developer wishes to appeal to those who appreciate a more quiet and quaint community. The site has been engineered to include slab-on-grade buildings with minimal to no steps and absolutely no staircases, handicap accessible units in every building, community trash enclosures, sidewalks throughout, onsite leasing office, and a pond surrounded by a walking trail. The existing home at 1509 East 23<sup>rd</sup> Street South will remain and be remodeled to serve as a leasing office. This building will also serve as a club house for various recreational activities for residents. The owner will also provide all maintenance, lawn care, and snow removal to the subdivision once developed.

The exterior of each building within the subdivision will have a unified look, as well as coordinate with the car wash being built to the North. The siding will be vinyl, light grey in color with white trim. Some veneer cultured stone will be applied to the columns as the artistic rendering shows, which matches the same stone on the neighboring carwash. Accents of grey vinyl shake siding will also be included on the trusses to create some material variation and enhance curb appeal. The roof will consist of composite shingles, dark grey in color. Landscaping will be applied around the front entry's and follow the code specifications provided by the City of Independence.

The expected monthly rent of each two-bedroom unit will be about \$1000 or greater, to be based off the fair market value upon completion expected early 2024. The monthly rent does not include utilities such as gas or electric services. Fair Housing Rules and Regulations will be followed through and through during the leasing process. The owner does plan to accept vouchers from various housing assistance programs, only if the applicant(s) are approved contingent on a thorough background check as well as they must meet or exceed the community age requirements. For those without rental assistance, the same rules and restrictions will apply to become a tenant.



The vacant lot is currently zoned for residential use and must be rezoned as 'RU18PUD' per the city's planning department, for a future residential subdivision of this caliber. We feel that changing the zoning to this Planned Urban Development (PUD) 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. While the land is already zoned for residential use, changing the zoning allows for more homes to occupy the land. The land in question is near the very middle of Independence, where there is already a great deal of commercial businesses and single-family homes. The vacant land is far too large to benefit one single homeowner as is. So, with the continued need for housing, and the location of this property, 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 the community.

Thank you for your time and consideration of the attached Preliminary Development Plan and Public Urban Development Rezoning application. Ground Up Development LLC is committed to producing a subdivision which values the needs of 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,



**Ashley E. Smith**  
Preconstruction Project Manager  
816-898-6454  
ASmith@McBeeCompanies.com