



Planning & Zoning Application Form

Staff Use Only	
Case Number:	22-125-09
PC/BOA Meeting:	
City Council Dates:	

Application Type (check all that apply)

Land Use	Land Subdivision	Site Development	Use Permit	Other
<input type="checkbox"/> Rezoning <input checked="" type="checkbox"/> PUD Rezoning	<input type="checkbox"/> Preliminary Plat <input type="checkbox"/> Final Plat <input type="checkbox"/> Minor Subdivision	<input type="checkbox"/> Final Site Plan <input checked="" type="checkbox"/> Preliminary Dev Plan <input type="checkbox"/> Final Dev Plan (PUD)	<input type="checkbox"/> Special Use <input type="checkbox"/> Homebased Business <input type="checkbox"/> Short-Term Rental	<input type="checkbox"/> Admin. Adjustment <input type="checkbox"/> Variance <input type="checkbox"/> Street Name Change

Project Information and Location

Windmill Estates

Project Name

Lot 4 of McBee Landing and 1509 E 23rd St S, Independence 64055

Project Address/Location

92 res. units	10.24 +/-	1/1	No
Sq. Ft. of Building	Acreage	Number of Lots/Tracts	Steam Buffer (Yes or No)
Vacant Res Land	RU18PUD	vacant/res land	Adult community 4/6-plex
Existing Zoning	Proposed Zoning	Existing Land Use	Proposed Land Use

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

<input checked="" type="checkbox"/> Completed & Signed Application Form <input checked="" type="checkbox"/> Application Fee <input checked="" type="checkbox"/> Cover Letter Describing Details of Project	<input checked="" type="checkbox"/> Plat Map, Development Plan, or Other Map (24" x 36" & 8.5" x 11" hard copy, and electronic copy) <input checked="" type="checkbox"/> Legal Description of the property in question
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Contact Information

Applicant

Name: Ashley Smith
 Company: Ground Up Development LLC
 Address: 1203 E US HWY 24, Independence, MO 64050
 Phone: (816) 898-6454
 E-mail: ASmith@McBeeCompanies.com

Owner

Name: Steve McBee
 Company: 4Boys Investments LLC, Sam Investments LLC
 Address: 103 Industrial Parkway, Gallatin, MO 64640
 Phone: (816) 985-3822
 E-mail: SMcBee@McBeeCompanies.com

Architect/Engineer/Surveyor/Other: Engineer

Name: Robert Walquist
 Company: Quist Engineering
 Address: 821 NE Clumbus St., Lee's Summit, 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: 2022.06.02 10:09:44 -05'00' 6/2/2022
 Applicant's Signature Date

Steve McBee Digitally signed by Steve McBee
Date: 2022.06.02 10:10:03 -05'00' 6/2/22
 Owner's Signature Date