

Property Owner Notification Affidavit

STATE OF MISSOURI

COUNTY OF JACKSON

Case No. 22-125-10

I, Ashley Smith, of lawful age being first duly sworn upon oath, state:

That I am the (agent, owner, attorney) for the property for which the application was filed and did, not later than fifteen (15) days prior to the date of the public hearing scheduled before the Board of Adjustment, mail notices to all persons owning property within 185 feet of the subject property. **The list of property owners to whom notice has been mailed is attached.**

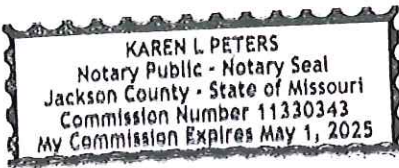
These notices were mailed on the 26 day of July, 2022.

Signature of Agent, Owner or Attorney

Subscribed and sworn to before me this 28th day of July, 2022.

Notary Public

Commission Expiration Date

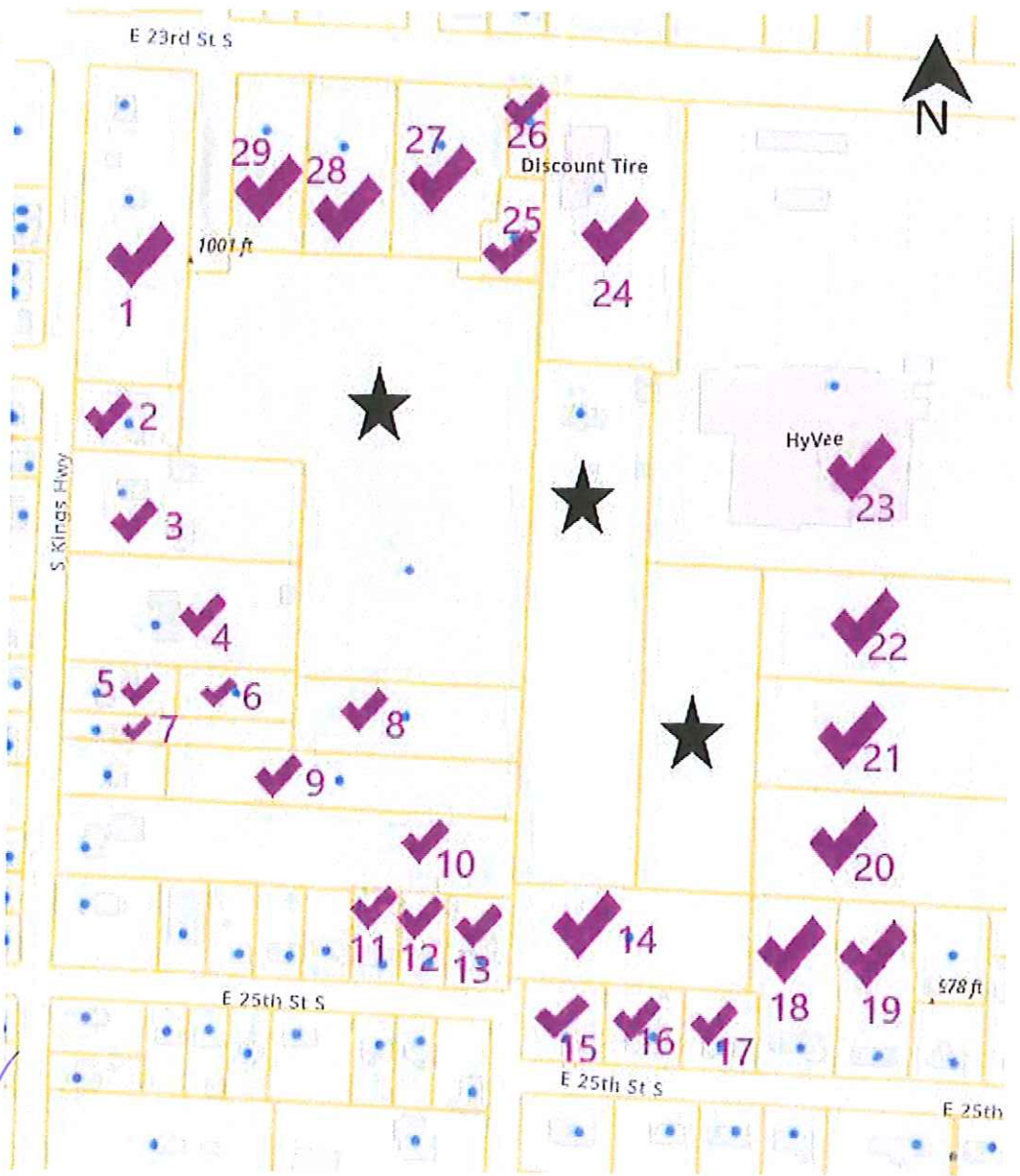


LIST OF NOTIFIED PROPERTY OWNERS

The Villas at Windmill Fields

CASE # 22-125-10

1. 1215 S KINGS HWY ✓
2. 1227 S KINGS HWY ✓
3. 1305 S KINGS HWY ✓
4. 1309 S KINGS HWY ✓
5. 1311 KINGS HWY ✓
6. Same owners as #5 ✓
7. 1360 White Rd.,
Bates City, MO 64011
(JCLR Rentals) ✓
8. Same owners as #5 ✓
9. Same owners as #5 ✓
10. 1351 Kings HWY ✓
11. 1218 E 25TH ST S ✓
12. 1222 E 25TH ST S ✓
13. 1226 E 25TH ST S ✓
14. 15604 E 25TH ST S ✓
(Granting easement)
15. 1407 WOODBURY ✓
16. Same as #14 ✓
17. 15700 E 25TH ST S ✓
18. 15708 E 25TH ST S ✓
19. 15716 E 25TH ST S ✓
20. 202 NW HACKBERRY
LEES SUMMIT, MO
64064 ✓
21. 2410 Lees Summit RD ✓
22. 2408 Lees Summit RD ✓
23. HYVEE/Kiger
Development- 4520
MADISON [suite] 300 KANSAS CITY, MO
64111 ✓
24. Discount Tire/Halle Properties LLC- 20225 N
SCOTTSDALE RD SCOTTSDALE, AZ 85255 ✓



25. McBee's Coffee N Carwash- Same developers/ownership
26. Steve McBee Trust- Same developers/ownership
27. McBee's Coffee N Carwash- Same developers/ownership
28. McBee's Coffee N Carwash- Same developers/ownership
29. Sam Investments- Same developers/ownership

7/14/2022

(Zip code 64055 unless stated otherwise)

Ground Up Development of Missouri, LLC
1203 E US HWY 24
Independence, MO 64050

ATTN: Neighbors within 200 feet of the proposed subdivision

July 20th, 2022

Dear Property Owner(s),

Ground Up Development of Missouri, LLC would like to invite you to discuss the proposed 55+ adult community renamed as 'The Villas at Windmill Fields'. The site plan (attached) has been revised since our last neighborhood meeting earlier this year— now with multiple entrances off 23rd Street and additional acreage. All issues of traffic, congestion, and utilities have been worked out with the city. A neighbor-developer meeting gives neighbors ample time to ask any additional questions or address concerns before the time-limited city planning and council meetings. Please join us:

THURSDAY, AUGUST 18th at 5:30PM
1203 E US HWY 24, Independence, MO 64050
Please RSVP to the contact info below, any time before the meeting date.
Video conferencing of this meeting is available upon request.

We are very excited to be finally moving forward with this project after countless hours of hard work and look forward to being neighbors very soon! Please reach out with any questions, anytime!



Thank you,

A handwritten signature in black ink, appearing to read 'Ashley E. Smith'.

Ashley E. Smith
Business Development Manager
Ground Up Development of Missouri, LLC
(816) 898-6454

Property Owner Notification Letter

City of Independence, Missouri

Date: July 26th, 2022

Case No. 22-125-10

Dear Property Owner:

This letter is to notify you that an application has been submitted for consideration by the Planning Commission and City Council. A full public hearing will be held by the Planning Commission and the City Council will consider new information on the dates and times below.

Proposed Case Type (Check One):

- Rezoning Rezoning/PUD Special Use Permit
 Preliminary Development Plan

Proposed project description: 'The Villas at Windmill Fields', a 12 acre, 55+ active senior housing development with one-story 4&6 plexes and access from 23rd St S.

Applicant: Ashley Smith, Ground Up Development of Missouri LLC

Location of Property: 1509 E 23rd St S, 64055


Planning Commission Meeting Date: August 23rd, 2022, at 6:00 p.m.

City Council Meeting Date: September 6th, 2022, at 6:00 p.m.

Location of public hearings: City Council Chambers, City Hall
111 E Maple Ave, Independence, Missouri, 64050

All interested persons are invited to attend and will have an opportunity to be heard at the full public hearing (Planning Commission).

REZONINGS ONLY: You may file a protest petition with the Community Development Department. For more information or to get copies of a petition, please contact Planning staff at 816-325-7421.



Applicant (or Owner/Agent)

For more information, contact the Community Development Department at 816-325-7421.

