

Rezoning Narrative - 420 S. Main St. Building Independence, Missouri

Ladies and Gentlemen of the Commission,

We are Matt Turnbough and Monte Nordeen of the Summit Holdings Group, LLC., and currently have the 420 S. Main St. 8,000 square-foot office building under contract to purchase and then to renovate. The Fifty-year-old property is aging, unoccupied, vandalized and is currently failing to contribute to the optimal condition of the S. Main St. Corridor. Summit Holdings proposes to convert the current twelve office two-story structure into a completely renovated twelve unit multifamily building with seven two-bedroom units and five one-bedroom units. Our concept is to completely renovate the inside of the building with all new furnishings fixtures and equipment — everything new from a completely stripped interior.

On the exterior of the building, we propose to install all new windows, light fixtures, iron railings roofing, a rebuilt cupola, provide brick repair, and to paint everything.

The project site will have dramatic changes. There is to be a new six foot opaque fence dividing the subject property from the single-family properties to the south. The same style of fencing will also provide a degree of privacy from the commercial structures to the north. The front parking lot will be redefined with additional landscaping islands, an additional street tree, and an attractive monument sign. You will please note on the site drawings we are supplying to the Commission, considerable foundation landscaping areas added to all sides of the building. There is a strip of landscaping along the length of the rear (west) parking lot that softens the existing masonry walls that belongs to the industrial properties to the west. The west parking lot is to be resurfaced and striped. Total parking is to be twenty-seven spaces that includes two handicapped spaces. To the north and to the rear of the property we are illustrating a (necessary) attractive trash enclosure with landscaping and with a roof and cupola to match the rebuilt one on the main structure. One of the most attractive new features is the barbecue/picnic area designed to accommodate the rental occupants in a landscaped open area near a grove of large trees.

When completed, the units will rent for an amount between \$825 and \$1100 depending on size. The rent, square footage, and bed room count is included on a spreadsheet in your packet. The building's repurpose will increase the currently declining population density of the South Main Corridor and increase walking traffic at the Historic Independence Square. The project conforms to the 2040 Comprehensive Plan, which zones this residential urban neighborhood.

Our intent is to take a vacant, derelict building and repurpose it into a highly attractive renewed property for people to call home. This project will be an asset to the community and we look forward to being long-term owners of 420 S. Main.

Our architect, Jim Gamble, is available to answer any questions regarding the design of this building.

Thank you.