



January 27, 2023

Dear Property Owner:

The City of Independence is proposing to change the zoning classification of part of the area generally located east of S. Main Street, west of S. Noland Road, north of E. Farmer Street and south of south of E. College Street. A map illustrating the proposed area to be rezoned is attached to this letter. The properties highlighted in yellow are those that are proposed to be rezoned. The properties highlighted in purple are those within 185-feet and will be notified of this proposed rezoning.

This area is presently zoned R-30/PUD (High Density Residential/Planned Unit Development) and C-2 (General Commercial). The City is proposing to change the zoning to R-6 (Single-Family Residential), a zoning classification that allows one single-family home per lot.

Public hearings on this rezoning will be held on **February 14, 2023** by the Independence Planning Commission and on **April 5, 2023** by the Independence City Council in the Independence City Hall, City Council Chambers, 111 E. Maple Street (lower level, north entrance) in Independence, Missouri, at 6:00 p.m. It would be appreciated if you would contact your neighbors in the event they have not received a notice, as the Planning Commission desires that all persons interested in this matter be informed of the hearing. It is not necessary that you attend this hearing unless you intend to testify.

Property owners within the area to be rezoned have a right to legally protest the application. Forms are available in the Community Development Department at City Hall.

If you have any questions regarding this matter, please feel free to contact me at (816) 325-7823 prior to the meetings and I can provide assistance and information you may need to have a full understanding of this request.

Sincerely,

Brian L. Harker

Brian L. Harker
Planner
Community Development

Case#15-100-01 (*Internal*)



January 27, 2023

Dear Property Owner:

The City of Independence is proposing to change the zoning classification of part of the area generally located east of S. Main Street, west of S. Noland Road, north of E. Farmer Street and south of south of E. College Street. A map illustrating the proposed area to be rezoned is attached to this letter. The properties highlighted in yellow are those that are proposed to be rezoned. The properties highlighted in purple are those within 185-feet and will be notified of this proposed rezoning.

This area is presently zoned R-30/PUD (High Density Residential/Planned Unit Development) and C-2 (General Commercial). The City is proposing to change the zoning to R-6 (Single-Family Residential), a zoning classification that allows one single-family home per lot.

Public hearings on this rezoning will be held on **February 14, 2023** by the Independence Planning Commission and on **April 5, 2023** by the Independence City Council in the Independence City Hall, City Council Chambers, 111 E. Maple Street (lower level, north entrance) in Independence, Missouri, at 6:00 p.m. It would be appreciated if you would contact your neighbors in the event they have not received a notice, as the Planning Commission desires that all persons interested in this matter be informed of its hearing. It is not necessary that you attend this hearing unless you intend to testify.

Property owners surrounding the area to be rezoned have a right to legally protest the application. Forms are available in the Community Development Department at City Hall.

If you have any questions regarding this matter, please feel free to contact me at (816) 325-7823 prior to the meetings and I can provide assistance and information you may need to have a full understanding of this request.

Sincerely,

Brian L. Harker

Brian L. Harker
Planner
Community Development

Case#15-100-01 (*External*)