

Application Letter for Royal Stone Landscaping

Project Narrative

The Royal Stone Landscaping project consists of providing landscaping materials for sale on site and delivery in bulk at the 910-1004 W 23rd Street location.

It is requested that the property owned by Ramirez family on the northwest corner of 23rd and Cottage Streets, currently zoned C-2 and Residential, to all C-2, but as a planned development.

The project will include a 20'x 20' office building as well as bulk material stalls, equipment storage containers, an asphalt parking lot and landscaping for screening purposes.

There will be 2 to 3 employees on site during working hours, which will be 8 am to 5 pm, Monday through Friday and 8 am to 3 pm on Saturdays.

The site will be designed to meet the City of Independence site development requirements.