



April 5, 2023

Dear Property Owner:

The City of Independence is proposing to change the zoning classification of several properties located along the Farmer Street corridor between N. Liberty Avenue (on the west) and N. Noland Road (on the east). The zoning of the properties listed below is sought to be changed from R-30/PUD (High Density Residential/Planned Unit Development) and C-2 (General Commercial) to R-6 (Single-Family Residential) to better match the surrounding properties' zoning and, what these subject properties are actually being used for. A map illustrating the lots to be proposed to be rezoned is on the reverse side of this letter.

The properties subject to the rezoning include:

129, 131, 135, 143 and 145 E. Farmer Street, 421, 424 and 425 N. Main Street, and 113 and 115 W. Farmer Street

The lots shaded purple on the map are presently zoned R-30/PUD (High Density Residential/Planned Unit Development) and C-2 (General Commercial) and have been for many years. The City is proposing to change the zoning of the lots to R-6 (Single-Family Residential), a zoning classification that would allow 1 single-family home per lot.

A formal public hearing on this rezoning will be held on **April 25, 2023** by the Independence Planning Commission at 6:00 p.m. The meeting will also be streamed on City 7 and YouTube. The City Council is scheduled to consider action on this request at its 6:00 p.m. meeting on June 20, 2023.

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 before the meetings.

Sincerely,

Brian L. Harker
Planner