



INDEPENDENCE
★ COMMUNITY DEVELOPMENT ★

Case No. 23-850-01

Dear Property Owner:

This is to notify you that a public hearing will be held by the City Planning Commission at the City Hall Council Chambers (lower floor, north entrance), to consider a **REZONING** request from District R-6 (Residential) to District R-6/HL (Residential Historical Landmark) on the following property:

Proposed Project Description: Historic Landmark (H/L) Designation

Legal Description of property: 1114 S. Noland Road

Property owner/Applicant: Charles and Amy Kistler

A public hearing will be held to consider the rezoning request on this property at 6:00 PM on **April 25, 2023**. Any interested persons or property owners are invited to attend. Information regarding this rezoning application is available in the Community Development Department at City Hall, Wendy Shay, Historic Preservation Manager at 816-325-7419.

Please note that the Historic Landmark (HL) overlay only adds a notation to the current zoning map. The overlay does not affect the R-6 single-family zoning requirements already imposed on the property. The new HL overlay that will be added to the zoning map upon designation strictly denotes the new historic landmark status of the property referenced above.

The Planning Commission will conduct a full public hearing. The City Council will hear new information that was not presented at the Planning Commission's public hearing if such facts were not reasonably available at the time of the Planning Commission hearing. Any new information proposed to be presented to the City Council must be submitted in writing to the Community Development Department and Law Department at least seven (7) days prior to the City Council meeting of **June 20, 2023**.

You may file a protest petition with the City Community Development Department. If valid protest petitions are received from property owners of thirty percent (30%) of the land within the notification area, exclusive of the public right-of-way, a super majority vote of the City Council is required to approve this rezoning request. Copies of the protest petitions are available from the Community Development Department, City Hall, 111 E. Maple.

Respectfully,

Wendy Shay

Historic Preservation Manager