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May 8, 2023

Community Development
Attention: Mr. Brian Harker
111 E Maple Avenue
Independence, MO 64050

Re: Community Services League Rezoning, 140 East Farmer Street, Independence, Missouri
64050

Dear Brian and Planning Commission:

The Community Services League of Jackson County ("CSL") owns a vacant lot located at 140 East Farmer Street along Noland Road.

The property is currently zoned C-2, Mixed Use. CSL desires to rezone the property to a residential zoning of R-6.

The proposed zoning is consistent with the City's Comprehensive Plans, Future Land Use Map, and development standards and policies. All of the contiguous properties are residential and were recently rezoned to R-6.

CSL is aware that future development of the lot will require variances for residential lots due to the setback requirements of the City. Even with a variance, if three (3) residential lots are established, they will be slightly larger than the existing contiguous residential lots.

CSL is also aware that future construction of residences on the lot will need to match and be consistent with surrounding architecture.

Sincerely,



W. Benjamin Kasey

WBL:kd