

Rezoning Narrative – 15621 E. U.S. Route Highway Independence, Missouri

Ladies and Gentlemen of the Commission,

The brother and sister team of Ezequiel Ramos and Karla Ramos, constituting the limited liability company of Ramos Properties, LLC, has purchased 4.65 acres of US Route 24 Highway frontage from the City of Independence's Parks and Recreation Department. The Parks and Recreation Department, as part of the sale, requires that the new frontage road site plan includes twelve parking spaces convenient to the general public, and also that a sidewalk from the parking area be created to access the remainder of the public park. The park's only improvement at this time is a ball diamond. The reason for the recent purchase by Ramos Properties, LLC, was to rezone the property to C-2 PUD and then in stages, build a new office structure to serve a landscaping business (also located on site), then a strip shopping center that would include a drive-up window, and then last, an automotive related commercial office building on the eastern-most parcel of the acquired property. Please see the attached proposed site plan and artist's rendering representing the future design of the frontage buildings.

The current property location is the combination of an open grassy area close to the highway, and then a line of trees toward the rear of the property and adjoining the city park remainder. It should be noted that there is currently underway an improvement program shared by the City of Independence and the Missouri Department of Transportation for the improvement of US Route 24 in this general vicinity that will include new curbs and gutters, sidewalks, and storm drainage. New construction on the acquired property will require close coordination with MoDot for all improvements in the Right-Of-Way.

The new owner's intent is to take a vacant, un-improved property and create an office retail complex that will be a pleasing addition to this northern Independence area.

The project architect, Jim Gamble, is available to answer any questions regarding the design of this building.

Thank you.