

Appendix B - Property Owner Notification Letter

City of Independence, Missouri

Date: 9/22/23

Case No. 23-100-26

Dear Property Owner:

This letter is to notify you that an application has been submitted for consideration by the Planning Commission and City Council. A full public hearing will be held by the Planning Commission and the City Council will consider new information on the dates and times below.

Proposed Case Type (Check One):

- Rezoning Rezoning/PUD Special Use Permit
 Preliminary Development Plan

Proposed project description: Rezone from R-4 (Single Family Residential) to R-6 (Single-Family Residential)

Applicant: JAMES POLLARD

Location of Property: 1221 N OLD MILL ROAD INDEP

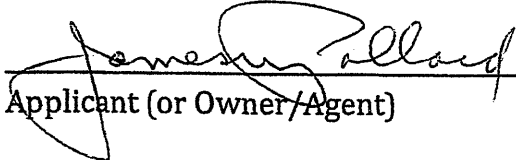
Planning Commission Meeting Date: October 24, 2023, at 6:00 p.m.

City Council Meeting Date: December 4, 2023, at 6:00 p.m.

Location of public hearings: City Council Chambers, City Hall
111 E Maple Ave, Independence, Missouri, 64050

All interested persons are invited to attend and will have an opportunity to be heard at the full public hearing (Planning Commission).

REZONINGS ONLY: You may file a protest petition with the Community Development Department. For more information or to get copies of a petition, please contact Planning staff at 816-325-7421.


Applicant (or Owner/Agent)

For more information, contact the Community Development Department at 816-325-7421.

Dear Property Owner:

Jeff Wilke is the Developer of Regency Heights Subdivision. James Pollard is the Developer of Timber Creek Ranch Subdivision.

The reason for this rezoning request is enable us to plat the remaining unplatted ground between Timber Creek Ranch and Regency Heights subdivisions. There will be a total of 5 lots constituting this final plat. The city requires uniform residential zoning for this, so we are requesting the change from R-4 residential to R-6 residential.

The only difference between R-4 residential and R-6 residential is the lot square footage requirements and rear setbacks.

Future homes built on the final plat will be the same size and style as the current homes already built in Timber Creek Ranch and Regency Heights subdivisions.

If you have any questions, feel free to call me at 816-686-8800.

Thank you for your attention to this matter.

Sincerely,
James W. Pollard