

September 28, 2023

Joshua Garrett - Planner
Community Development
Independence City Hall
111 East Maple Ave.
Independence, MO 64050

**Re: Subdivision Plat of The HUB Shopping Center – Independence, Missouri
Preliminary Plat Submittal for City Review and Approval Process**

Dear Mr. Garrett:

Walter P Moore is pleased to submit these documents, on behalf of our client T-L Hub, LLC (c/o Tri-Land Development, Inc.), for a Subdivision Plat of The HUB Shopping Center.

This platting project consists of subdividing the existing property which currently has one large building and two smaller buildings. The large building contains Price Chopper, the largest tenant of the development and several small tenant spaces that occupy the building to the south of Price Chopper and an Advance Auto Parts on the north side of Price Chopper. There is an existing Burger King and a Firestone located on the property. The subdivision will divide the property into seven lots which include one large lot with the main building, two smaller lots for each of the other existing buildings, and four new lots for future proposed developments.

Construction drawings are currently undergoing permit review by the City of Independence, permit number 2023-02593. The project includes refurbishing the large building façade, addition of new sidewalks around the large building, reconstruction of ADA areas to meet current standards, resurfacing of existing parking lots, adding landscaping islands with trees and other plantings, trash enclosures for dumpsters, a storm sewer system to better convey stormwater from the site, and water and sanitary sewer infrastructure to serve the developments planned for the new lots.

Sincerely,

WALTER P. MOORE AND ASSOCIATES, INC.



Daniel Snead, P.E.
Senior Associate

Attachments:

Planning and Zoning Application Form
Preliminary Plat Plans – Civil Engineer
Preliminary Plat & Existing Conditions Sheet - Surveyor
Description_Plat Boundary
Title Report