

MEETING DATE: February 27, 2024

STAFF: Tom Scannell, Community Development Director

PROJECT NAME: UDO Amendment #64

CASE NUMBER / REQUEST: Case 24-175-01 – UDO Amendment #64 – Auto Repair – The City proposes Amendment #64 of the Unified Development Ordinance pertaining to Auto Repair along Noland Road.

APPLICANT: City of Independence

PUBLIC NOTICE:

- Public notice published in Independence Examiner – February 5, 2024

FURTHER ACTION:

Following action by the Planning Commission, this UDO Amendment is scheduled for first reading by City Council on April 3, 2024 and the public hearing/second reading on April 15, 2024.

RECOMMENDATION

Staff recommends **APPROVAL** of the proposed amendment to the Unified Development Ordinance.

PROJECT DESCRIPTION & BACKGROUND INFORMATION

PROJECT DESCRIPTION:

The City proposes Amendment #64 to the Unified Development Ordinance (UDO) related to auto repair uses along Noland Road in the area known as “The Miracle Mile.”

BACKGROUND & HISTORY:

Noland Road has been a major north/south arterial corridor in Independence since the 1960s when the I-70 interchange was built. The corridor developed as one of the metropolitan’s premier locations to purchase new automobiles. With many of the national auto dealers represented on Noland Road, a portion of the corridor was branded as “The Miracle Mile.”

The series of automotive dealerships along both sides of Noland Road have created a strong legacy and synergy where additional automotive related uses want to grow and remain. The recent UDO change to an auto repair use requiring a 750-foot separation from other auto related uses could negatively impact the synergy along the Miracle Mile.

The proposed UDO amendment would remove the 750-foot separation requirement for auto repair uses only within the Miracle Mile area, roughly 33rd Street to Aberdeen Street. The other standards of the auto repair requirements would still apply to those uses.

The attached exhibit includes the proposed changes to Section 14-418-12 of the UDO.

The Miracle Mile remains a critical part of the success of Noland Road and the community. The proposed amendment will better serve our community and allow the City to regulate and these uses.

EXHIBITS

1. Section 14-418-12 Motor Vehicle Repair
2. Corridor Image