



A GREAT AMERICAN STORY

Planning Commission Agenda

February 27, 2024

6:00 PM, City Hall, 111 E. Maple Ave (Ground Floor), Council Chambers

City Code Chapter 14 and the staff reports are entered into the record.

I. CALL TO ORDER

II. ROLL CALL

III. CONSENT AGENDA

The Consent Agenda consists of routine items of business to be acted upon by the Planning Commission with little or no public discussion. The staff or committee recommendation for each item is included in the Planning Commission packet. Any item may be removed by a Commissioner or staff member to become part of the regular agenda.

- A. Planning Commission Minutes – February 13, 2024
- B. Case 24-310-01 – Preliminary Plat – Little Blue Parkway & Truman Road – A request by NorthPoint to Preliminary Plat the property located southwest of the intersection of Little Blue Parkway and Truman Road.
- C. Case 24-310-02 – Preliminary Plat – Little Blue Parkway & Highway M-78 – A request by NorthPoint to Preliminary Plat the property located northeast of the intersection of Little Blue Parkway and Highway M-78.

IV. CASE TO BE CONTINUED - Staff recommends this case be continued to the March 26, 2024 meeting.

- A. Continued Case 24-100-05 – Rezoning – 1301 S. Noland Road – A request by Carolyn Richardson to rezone the property from C-2 (General Commercial) to R-6 (Single-Family Residential).

V. PUBLIC HEARING

- A. Case 24-200-01 – Special Use Permit – 10609 E. Winner Road – A request by Christopher Layman to operate a tattoo shop.
- B. Case 24-200-02 – Special Use Permit – 4516 S. Noland Road – A request by Carlota Vitti to operate a tattoo shop.
- C. 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.

VI. ROUNDTABLE - Next meeting March 12, 2024

VII. ADJOURNMENT

City of Independence

AGENDA ITEM COVER SHEET

Agenda Title:

Planning Commission Minutes – February 13, 2024

Department:**Contact Person:**

REVIEWERS:

Planning Commission

Approved

Council Action:**Council Action:**

ATTACHMENTS:

- ▣ Draft PC Minutes

MINUTES
INDEPENDENCE CITY PLANNING COMMISSION
February 13, 2024

MEMBERS PRESENT

Cindy McClain, Chair
Butch Nesbitt, Vice-Chair
Virginia Ferguson
Heather Wiley
Laurie Dean Wiley
Eric Ashbaugh
Dan O'Neill

STAFF PRESENT

Brian Harker – Senior Planner
Josh Garrett – Planner
Rick Arroyo – Assistant Director
Mitch Langford – City Prosecutor

A meeting of the Independence City Planning Commission was held at 6:00 p.m. on February 13, 2024, in the Independence City Hall Council Chambers, 111 E. Maple Ave. The meeting was called to order.

CONSENT AGENDA

Planning Commission Minutes – January 23, 2024

Case 24-310-01 – Preliminary Plat – Little Blue Parkway & Truman Road

Case 24-310-02 – Preliminary Plat – Little Blue Parkway & Highway M-78

Commissioner L. Wiley requested the minutes be corrected to show Commissioner Ferguson was in attendance.

Commissioner Ashbaugh requested to pull Case 24-310-01 and 24-310-02 from the Consent Agenda.

Motion

Commissioner Nesbitt made a motion to approve the Consent Agenda, as amended.

Commissioner L. Wiley seconded the motion. The motion passed with seven affirmative votes.

Case 24-310-01 – Preliminary Plat – Little Blue Parkway & Truman Road

Case 24-310-02 – Preliminary Plat – Little Blue Parkway & Highway M-78

Staff advised NorthPoint has asked that these cases be continued to the February 27, 2024, meeting.

Motions

Commissioner Nesbitt made a motion continue Case 24-310-01 to the February 27, 2024, meeting. Commissioner H. Wiley seconded the motion. The motion passed with seven affirmative votes.

Commissioner Nesbitt made a motion continue Case 24-310-02 to the February 27, 2024, meeting. Commissioner Ferguson seconded the motion. The motion passed with seven affirmative votes.

PUBLIC HEARINGS

Continued Case 24-100-03– Rezoning – 9800 E. US 40 Highway

Staff Presentation

Josh Garrett presented the case. Mr. Garrett presented the Commission with a vicinity map, noting the area and surrounding zoning. He presented the Commission with an aerial map indicating the project area and explained the surrounding land uses.

In response to Commissioner Nesbitt's question, Mr. Garrett advised staff is recommending approval because of the location along the highway and the surrounding land use. He noted since the lot has two zonings, it cannot be developed for residential or commercial use.

In response to Commissioner Ashbaugh's question, Mr. Garrett said the plans are preliminary and will still have to go through administrative reviews before anything is built.

Applicant Comments

Martin Arling, 8040 North Oak Trafficway, Kansas City, Kaw Valley Engineering, stated this is fixing a zoning issue and there's no guarantee that Dollar General would go in this site. Mr. Arling noted the area is mostly zoned commercial.

Public Comments

Wes Epperson, 3600 S. Poplar Ave, provided the Planning Commission with an article about Dollar General business practices. He said he believes Dollar General going into this location will cause more blight and attract more homeless to the area. Mr. Epperson reviewed other issues in the area including crime, traffic, pedestrian traffic, and trash. He stated the neighbors were sad to see the historic house demolished on this property. He said he believes there are too many dollar stores and convenience stores in Independence. Mr. Epperson stated there is no benefit to a Dollar General going into this location and said he believes the City is going to start a CID in this area. In response to Chairwoman's question, Mr. Epperson said the lot should be cleared and made into a greenspace. He stated he's against any zoning that would allow Dollar General to go into this location.

Kerry Kliefoth, 3620 Poplar Ave, stated he's also against this rezoning and agrees with the concerns Mr. Epperson outlined.

Chrysta Sevic, 1314 W. 25th St S, stated she's also against this rezoning and would like to see it become green space or a community garden. She also asked if neighbors could have a say in what type of business goes in if it is approved. Mr. Garrett advised if the rezoning is approved, it's an administrative process and any C-2 use could go into this property.

Phyllis Zuidervaat, 1310 W. 25th St S, stated she's scared to do her shopping in Independence because of the homeless and crime.

Dorothea Kliefoth, 3620 Poplar Ave, stated she has the same concerns as others, with crime, homeless, pedestrian traffic, and trash. She would like to see 40 Highway cleaned up before new businesses come to the area.

Jim Daniels, 10600 E. 36th Terrace, stated he agrees with all the other speakers. He said he's also concerned because of the school nearby and it's been broken into several times.

Mr. Arling reiterated this is a rezoning request and is not linked to Dollar General at this time.

Commissioner Comments

In response to Commissioner Nesbitt's question, Mr. Garrett confirmed the Comprehensive Plan calls for this area to be residential.

Chairwoman McClain stated she believes this could be a commercial zoning but is concerned about the traffic and pedestrian traffic going across 40 Highway. She noted wanting to make sure we are not missing a larger plan for the area by allowing a rezoning at this time.

Commissioner Ashbaugh said he shares the concerns of the neighbors and believes the city may have too many dollar stores. He noted some of the Dollar General stores are not kept up.

Commissioner L. Wiley stated she agrees this could be seen as a corrective rezoning, but believes the City has an opportunity to make this better.

Commissioner H. Wiley said it's a shame that the historic house was demolished on this property.

Commissioner Ashbaugh asked if there was future plan for that area that he's not aware of. Commissioner L. Wiley said that Mr. Epperson stated they were working on a CID for that area. She said she's hoping the city is ready to spend money on that area with its proximity to the Arrowhead Stadium. Chairwoman McClain said she hopes to see improvement to that area as well.

Commissioner O'Neill said he thought he'd also be in favor of this application, but since the neighbors brought good arguments against, he will vote against this rezoning.

Motion

Commissioner Nesbitt made a motion to approve Continued Case 24-100-03– Rezoning – 9800 E. US 40 Highway. Commissioner H. Wiley seconded the motion. The motion failed with zero affirmative votes.

Case 24-100-07 – Rezoning – 210 E. College Street

Staff Presentation

Josh Garrett presented the case. Mr. Garrett presented the Commission with a vicinity map, noting the area and surrounding zoning. He presented the Commission with an aerial map indicating the project area and explained the surrounding land uses.

Applicant Comments

Ashley Abbot, 601 NE Applewood Street, Lee's Summit, stated he purchased the property about six years ago with the intent to live there and fix it up. He said he does have a tenant living at the property. Mr. Abbot said he'd like to refinance, but the zoning must be fixed before he's able to do so. He said he owns about 30 houses in Jackson County and reviewed the upgrades he's made to this property.

In response to Commissioner O'Neill's question, Mr. Abbot said the driveway is on his property.

Public Comments

Mr. Garrett noted he received a letter from a neighbor who was against this rezoning and provided it to the Planning Commissioners. Commissioner H. Wiley read the letter where Felix VanLeeuwen stated he's against this rezoning because it's been vacant for many years. He said one part of the property is only two feet from the sidewalk and believes this should not be allowed.

Sadie Redmond, 1325 Osage Village Drive, stated she's a real estate agent in the area and believes if this is denied, it would cause this to become a vacant structure and attract more homeless to the area.

Mr. Abbot said the house is close to the sidewalk and said if it's a major concern, he could close off that front door and he can make the sliding glass door the front door.

Motion

Commissioner O'Neill made a motion to approve Case 24-100-07 – Rezoning – 210 E. College Street. Commissioner Nesbitt seconded the motion. The motion passed with seven affirmative votes.

Case 24-400-03 - Short-Term Rental – 9140 E. Linwood Boulevard

Staff Presentation

Brian Harker presented the case. Mr. Harker presented the Commission with a vicinity map, noting the area and surrounding zoning. He presented the Commission with an aerial map indicating the project area and explained the surrounding land uses. Mr. Harker reviewed the following conditions:

1. The Short-Term Rental shall obtain a business license in accordance with the City Code and comply with Article 3, Chapter 5 of the City Code. The occupation license number shall be listed on all advertisements and online platforms.
2. The business must comply with all safety and other standards established by Section 14-420 of the City Code.
3. The maximum occupancy of the premises shall be limited six (6) persons total.
4. The maximum number of bedrooms shall be three (3).
5. The noise monitoring system shall be installed and activated, the Good Neighbor Guidelines, evacuation plan and other notices must be properly posted, prior to approval of the business license.

Applicant Comments

Sadie Redmond-Davis, 1325 Osage Village Drive, reviewed several events and attractions coming to the city and believes there is a need for more Short-Term Rentals. Ms. Davis said before she purchased this house, it was a long-term rental and was not well maintained. She stated she's done a lot of work to the house to make it nice and add value to the neighborhood.

In response to Commissioner Nesbitt's question, Ms. Redmond said this is her first Short-Term Rental.

Public Comments

No public comments.

Motion

Commissioner Nesbitt made a motion to approve Case 24-400-03 - Short-Term Rental – 9140 E. Linwood Boulevard, with conditions as outlined by staff. Commissioner Ferguson seconded the motion. The motion passed with seven affirmative votes.

ROUNDTABLE

In response to Commissioner H. Wiley's question, Mr. Harker stated the landscaping business on 23rd Street that was previously approved is still working on their engineering plans.

Rick Arroyo said staff would provide more information at the next meeting on the update to the Housing Study.

Chairwoman McClain asked if staff would be able to send an overview of what is being discussed on the plan for 40 Highway. Mr. Arroyo said staff could provide information on the Capital Projects in the area. Mr. Harker said he believes there may be a MARC plan for that area as well.

Commissioner Ashbaugh said he'd like to know beforehand what projects are coming forward. Mr. Arroyo reviewed the process staff takes after receiving an application. He said when the Planning Commission receives the case, that's when it's a completed application.

Commssioner Nesbitt asked if the requirements for electric vehicle chargers have been added to the City Code yet. Mr. Arroyo said staff is looking into what those requirements would be and clarified if power was needed, there would be permits required for those wanting to put them in.

ADJOURNMENT

The meeting was adjourned at 7:55 p.m.

City of Independence

AGENDA ITEM COVER SHEET

Agenda Title:

Case 24-310-01 – Preliminary Plat – Little Blue Parkway & Truman Road – A request by NorthPoint to Preliminary Plat the property located southwest of the intersection of Little Blue Parkway and Truman Road.

Department:

Contact Person:

REVIEWERS:

Planning Commission

Approved

Council Action:

Council Action:

ATTACHMENTS:

- ▣ Staff Report
- ▣ Letter from Applicant
- ▣ Application Packet
- ▣ Preliminary Plat
- ▣ Elevations
- ▣ Comp Plan Map

MEETING DATE: February 27, 2024

STAFF: Brian Harker, Senior Planner

PROJECT NAME: Eastgate Commerce Center

CASE NUMBER/REQUEST: **Case 24-310-01 – Preliminary Plat – Little Blue Parkway & Truman Road**
– A request by NorthPoint to Preliminary Plat the property located southwest of the intersection of Little Blue Parkway and Truman Road.

APPLICANT: Northpoint Development

OWNER: Little Blue Valley Land LLC

LOCATION: South of Truman Road between Little Blue Parkway and Highway M-78

SITE ACREAGE: 102.6-acres

NUMBER OF LOTS/TRACTS: 3 lots, 9 tracts

PROPERTY ZONING: I-1 (Industrial) and R-6 (Single-Family Residential) [part of a proposed detention tract]

CURRENT USE: Undeveloped land

FURTHER ACTION:

Following action by the Planning Commission, this preliminary plat request is scheduled for a resolution by the City Council on April 4, 2024.

RECOMMENDATION

Staff recommends **APPROVAL** of this Preliminary Plat subject to the conditions listed below:

1. Addresses will be assigned during the Final Plat process.
 2. Covenants and restrictions must be created for this development to own and maintain the detention basins. Submit a draft copy with the first final plat submission.
 3. Industrial lots will need follow water quality Best Management Practices (BMP's). These can be built during the development phase or building permit phase.
 4. Each new drive or access location for this development plan will need to be evaluated and approved or denied on its own merits and the traffic impact study updated accordingly.
 5. Detention areas to be shown as conservation easements in replace of the stream buffers in areas as determine by engineering design and separate agreement.
 6. Note, "This preliminary (plat/development plan) has not been reviewed for final engineering design compliance. All development engineering must be designed in accordance with City of Independence standards and specifications prior to approval of the final (plat/development plan)."
 7. Provide property owner maintenance plans for all detention basins.
-

8. Show all dimension of roads and driveways: that includes radius, width, and rights-of-way.
9. Label private and public roads.
10. Show all proposed and recorded utility easements on the Final Plats.

ISSUES DISCUSSED

Unlike most of the NorthPoint project on the Little Blue Parkway, this tract does not have Planned Unit Development (PUD) zoning. As such, the developer must follow the current UDO standards for lot size, building setbacks, material standards, parking and landscaping and follow the approved Developer's agreement.

Design of the Site/Buildings

Granted that the standard I-1 zoning doesn't have the same site and building development standards of B-P/PUD zoning, it does have setback, parking, landscaping and building design standards. Further, the Developer's Agreement defines the layout the property and design of structures. The UDO sections listed below outline the development standards for I-1 districts.

14-301-03	Use table lists all permitted and special uses in an I-1 district
14-302-04	Establishes building setbacks, building coverage, building height
14-501-05	Establishes minimum parking ratios for all uses
14-503-07	Requires landscaping around and interior to parking lot, street trees. and screen buffers between residential and industrial uses
14-503-08	Sets requirements for screening around trash enclosures,
-Thru 12	storage yards, loading docks
14-506-01	Establishes façade material standards for commercial and industrial buildings
14-506-03	Design standards for industrial buildings along the various street classifications
14-508	Lighting standards including maximum lighting next to residential properties

The applicant has provided an example of the general industrial building type the applicant plans to construct.

Lots for Structures and Tracts for Detention Basins

The drawing indicates three lots, for the structures, and nine tracts surrounding them. Eight of the tracts are for the detention areas and one for access.

EXHIBITS

1. Narrative
2. Application
3. Preliminary Plat Drawings
4. Elevations

5. Comp Plan Map

EastGate Commerce Center I-1 – Preliminary Plat

This is a request by Trenton Squiers for Preliminary Plat approval for a tract of land South of Truman Road between Little Blue Parkway and Highway M-78.

The buildings within the Industrial zoned area will be designed to be versatile to a large number of regional and national users. Therefore, the buildings themselves will be designed with quality building materials, architectural elevations with vertical and horizontal articulation and interior clear heights required to support bulk users.

Appropriate parking and storm water detention will be provided in support of the development. Tenants will be subject to lease covenants and restrictions consistent with NorthPoint's national standards. Common open spaces shared by these tenants will be maintained by the property owner as set by O&M manuals to be developed.

NorthPoint is working with the relevant utility providers to expand infrastructure as needed to serve the proposed development.

Application Type (check all that apply)

Land Use	Land Subdivision	Site Development	Use Permit	Other
<input type="checkbox"/> Rezoning <input type="checkbox"/> PUD Rezoning	<input checked="" type="checkbox"/> Preliminary Plat <input type="checkbox"/> Final Plat <input type="checkbox"/> Minor Subdivision	<input type="checkbox"/> Final Site Plan <input type="checkbox"/> Preliminary Dev Plan <input type="checkbox"/> Final Dev Plan (PUD)	<input type="checkbox"/> Special Use <input type="checkbox"/> Homebased Business <input type="checkbox"/> Short-Term Rental	<input type="checkbox"/> Admin. Adjustment <input type="checkbox"/> Variance <input type="checkbox"/> Street Name Change <input type="checkbox"/> Special Sign Permit

Project Information and Location

Eastgate Commerce Center

Project Name

Little Blue Parkway and Highway 78

Project Address/Location

1247376	102.6	3	No
Sq. Ft. of Building	Acreage	Number of Lots/Tracts	Stream Buffer (Yes or No)
Industrial	Industrial	Undeveloped/Agriculture	Warehouse/Distribution
Existing Zoning	Proposed Zoning	Existing Land Use	Proposed Land Use

Basic Application Requirements (See the Planning & Zoning Application Guide for additional requirements)

<input checked="" type="checkbox"/> Completed & Signed Application Form <input checked="" type="checkbox"/> Application Fee <input type="checkbox"/> Cover Letter Describing Details of Project	<input type="checkbox"/> One 24" x 36" set of plans for Land Sub. & Site Dev. <input checked="" type="checkbox"/> One PDF copy of a plat map or site plan <input type="checkbox"/> Legal Description of the property in question
---	--

Contact Information

Applicant

Trenton Squiers Northpoint Development

Name Company

3315 N Oak Trafficway, Kansas City, MO 64116

Address

816-598-2727 tsquiers@northpointkc.com

Phone Email

Architect/Engineer/Surveyor/Other: Other

Brian Forquer Northpoint Development

Name Company

3315 N. Oak Trafficway, Kansas City, MO 64116

Address

816-401-8222 bforquer@northpointkc.com

Phone Email

Owner

NP Little Blue Valley Land LLC Northpoint Development

Name Company

3315 N Oak Trafficway, Kansas City, MO 64116

Address

816-519-5636 nhagedorn@northpointkc.com

Phone Email

Architect/Engineer/Surveyor/Other: Surveyor

Jed Baughman Northpoint Development

Name Company


3315 N Oak Trafficway, Kansas City, MO 64116

Address


913-909-1300

Phone Email

The applicant hereby agrees that the information provided above is accurate.

 12/20/23

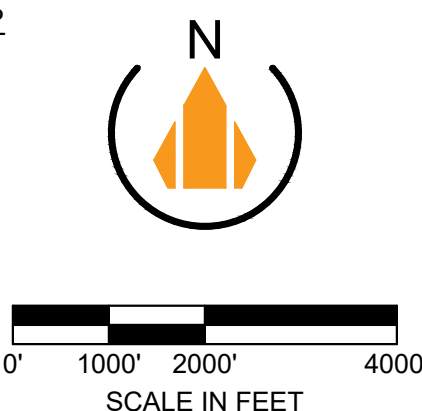
Applicant's Signature Date

 12/19/23

Owner's Signature Date

Nathaniel Hagedorn, Manager of NPD Management, LLC,
Manager of NP Little Blue Valley Land, LLC

IN INDEPENDENCE, JACKSON COUNTY, MO



OWNER
NP LITTLE BLUE VALLEY LAND LLC
3315 N. OAK TRAFFICWAY
KANSAS CITY, MO 64116

DEVELOPER
NORTHPOINT DEVELOPMENT
3315 N. OAK TRAFFICWAY
KANSAS CITY, MO 64116
CONTACT: TRENT SQUIERS
PHONE: 816.888.7380
EMAIL: TSQUIERS@NORTHPOINTKC.COM

ENGINEER
SITEPOINT, LLC
3315 N. OAK TRAFFICWAY
KANSAS CITY, MO 64116
CONTACT: MELISSA G. DEGONIA, P.E.
PHONE: 816.888.7380
EMAIL: MDEGONIA@NORTHPOINTKC.COM

SURVEYOR
SITEPOINT, LLC
3315 N. OAK TRAFFICWAY
KANSAS CITY, MO 64116
CONTACT: TOBIN ROBERTS
PHONE: 816.888.7380
EMAIL: TROBERTS@NORTHPOINTKC.COM



AT&T
Attn: Mark Manion
 500 East 8th Street
 Kansas City Missouri
 (816) 275-2341

Municipal Services Department Construction
Attn: Steve Maldonado
 17221 E. 23rd St. S
 Independence, MO 64057
 (816) 325-7611

Municipal Services Department Engineering Division
Right of Way Supervisor
Attn: Brad Phelps
 17221 E. 23rd St. S
 Independence, MO 64057
 (816) 325-7614

Verizon
Attn: Bryan Burger
 (816) 346-0200

Independence Power and Light (IPL)
Senior District Planner
Attn: Kris McCleary
 21500 E. Truman Road
 Independence, MO 64051
 (816) 325-7463

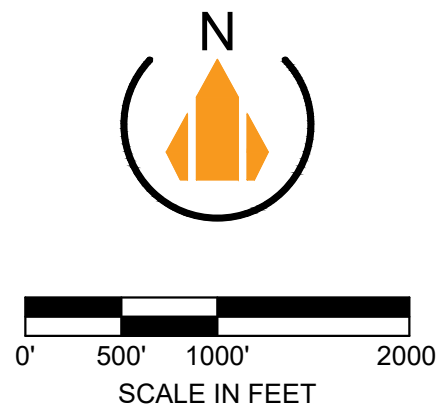
Attn: Andy Bell
 4700 Little Blue Parkway
 Independence, MO 64057
 (816) 795-2255

Independence Power & Light
 21500 East Truman Road
 Independence, MO 64057
Attn: Lee Donner
 District Planner
 (816) 325-7450

Independence Water Department
Attn: Steve Engleke
 17221 E. 23rd St. S
 Independence, MO 64057
 (816) 325-7650
 SEngleke@indpmo.org

Spire Inc.
Attn: Katelynn Liberty
 Construction Engineer I
 3025 SE Clover Dr.
 Lee's Summit, MO 64082
 (816) 260-6581

Water Pollution Control
Senior Maintenance Division
Attn: Jeff Cronan
 14909 E. Truman Rd
 Independence, MO 64050
 (816) 325-7727



PROPERTY DESCRIPTION:

A tract of land in Section 3 and Section 10, Township 49 North, Range 31 West of the Fifth Principal Meridian in the City of Independence, Jackson County, Missouri, described as follows:

Commencing at the Southwest Corner of said Section 3 as is monumented by a 5/8" iron bar with an aluminum "LS-39D HAD" cap;

Thence South 87°42'58" East, along the South line of the West Half of the Southwest Quarter of said Section 3, a distance of 1,326.00 feet to the Southwest Corner of the East Half of said Southwest Quarter, as monumented by a 1/2" iron bar (no cap), said point being the true POINT OF BEGINNING;

Thence South 87°42'53" East, along the South line of said East Half, a distance of 20.00 feet;

Thence North 02°01'00" East, a distance of 1,992.32 feet to a point on the South right of way line of Missouri Highway 78, as now established;

Thence North 53°27'50" East, along said South right of way line, a distance of 558.54 feet to a point on the South right of way line of Truman Road, as now established, said point being the beginning of a curve concave to the North having a radius of 865.00 feet and a central angle of 92°47'03" and being subtended by a chord which bears South 88°14'47" East 1,252.65 feet;

Thence Southeasterly, along said South right of way line, along said curve, a distance of 1,400.77 feet to a point of reverse curvature;

Thence Northeasterly, continuing along said South right of way line, a distance of 634.81 feet along the arc of said curve concave to the South having a radius of 775.00 feet and a central angle of 46°55'53";

Thence South 87°42'25" East tangent to said curve, continuing along said South right of way line, a di

of Little Blue Parkway, as now established, said point being a point of cusp on a curve concave to south of 1232312.1" and having a tangent to the south which bears S. 24° 37' 12.1" W. at 1.235 23.

Thence Southerly along said West right of way line, along said curve, a distance of 1,367.92 feet;

Thence South 46°14'01" West, continuing along said West right of way line, a distance of 1,264.25 feet to the beginning of a curve tangent to said line;
Thence Southwesterly, continuing along said West right of way line, a distance of 1,810.18 feet along the curve concave to the Southeast, having a radius of 2,400.96 feet and a central angle of 43°11'51";

Thence South 03°03'06" West, continuing along said West right of way line, a distance of 413.66 feet to the beginning of a curve tangent to said line,

Thence Southerly continuing along said West right of way line, a distance of 397.46 feet along the curve concave to the West, having a radius of 1,799.86 feet and a central angle of $12^{\circ}39'09''$;

Thence North 74°17'50" West, a distance of 85.31 feet,

Thence North 78°11'19" East, a distance of 32.38 feet;

Thence North 06°36'26" East, a distance of 66.61 feet;

Thence North 29°24'56" West, a distance of 87.65 feet.

Thence North 00°33'28" East, a distance of 25.14 feet;

Thence North 49°44'25" East, a distance of 49.64 feet;

Thence North 33°47'31" East, a distance of 190.71 feet

Thence North 56°12'29" West, a distance of 150.00 feet

Thence North 02°11'53" East, a distance of 897.98 feet

Thence North 87°11'29" West, a distance of 300.00 feet to a point on the West line of the East Half of the Northwest Quarter of said Section 10

Thence North 02°11'53" East, along said West line, a distance of 619.95 feet to the true POINT OF BEGINNING.

Containing 4,469,732 square feet or 102.61 acres more or less

Note: The bearings referenced in this description are based on Missouri State Plane Grid North. All distances and bearings herein are described by Jed A.M. Baughman, Missouri PLS 2014020708 on December 15, 2023.

 **SITEPOINT**
A Division of NorthPoint Development

3315 N Oak Trafficway
Kansas City, MO 64116
816.888.7390
sitepoint@northpointkc.com

REVIEWED BY:	DATE:	NO.	REVISIONS/APPROVALS:
MGD	2023.12.22		PREPARED FOR SUBMITTAL
DESIGNED BY:			CITY COMMENTS
NAS	2024.02.02		
DRAFTED BY:			
NAS			
SP PROJECT #:			
3768			
ELISSA G. DEGONIA,			
P.E.			

COVER SHEET

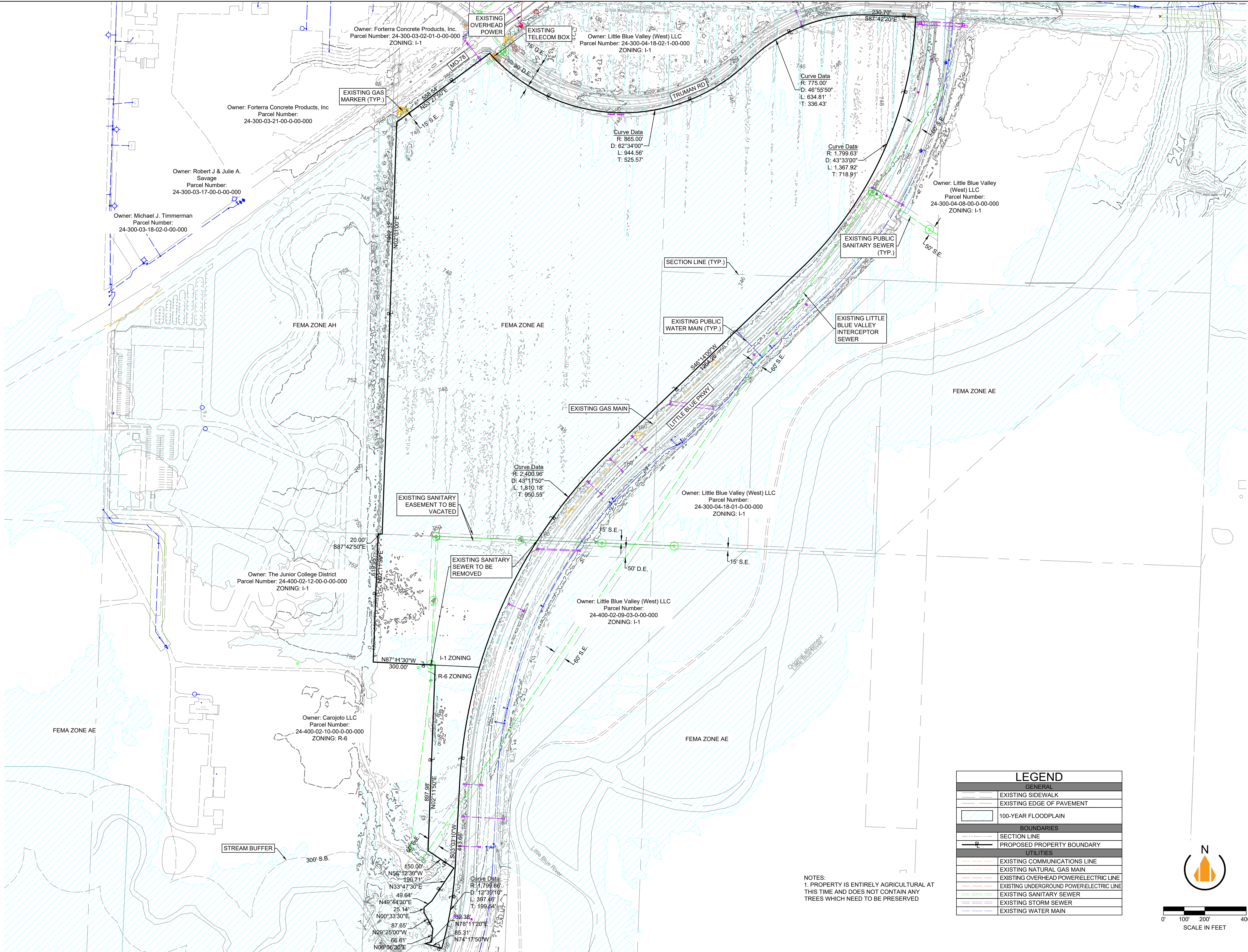
EASTGATE COMMERCE CENTER
BUILDINGS B1-B3
PRELIMINARY PLAT
INDEPENDENCE, JACKSON COUNTY, MO

Certificate of Authority #:MO 202001835

SHEET #:

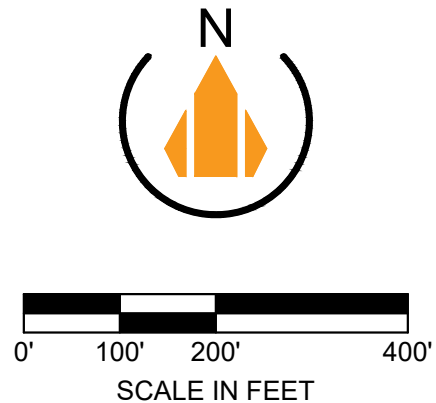
C-0001

S:\01 PROJECTS\INDUSTRIAL\788 EASTGATE COMMERCE CENTER (INDEPENDENCE, MO)\PHASE 2\PLANS\01 - PRELIMINARY PLAT 30x24 C-0100 - EXISTING CONDITIONS PLANNING



NOTES:
1. PROPERTY IS ENTIRELY AGRICULTURAL AT THIS TIME AND DOES NOT CONTAIN ANY TREES WHICH NEED TO BE PRESERVED

LEGEND	
GENERAL	
	EXISTING SIDEWALK
	EXISTING EDGE OF PAVEMENT
	100-YEAR FLOODPLAIN
BOUNDARIES	
	SECTION LINE
	PROPOSED PROPERTY BOUNDARY
UTILITIES	
	EXISTING COMMUNICATIONS LINE
	EXISTING NATURAL GAS MAIN
	EXISTING OVERHEAD POWER/ELECTRIC LINE
	EXISTING UNDERGROUND POWER/ELECTRIC LINE
	EXISTING SANITARY SEWER
	EXISTING STORM SEWER
	EXISTING WATER MAIN



EXISTING CONDITIONS PLAN
EASTGATE COMMERCE CENTER
BUILDINGS B1-B3
PRELIMINARY PLAT
INDEPENDENCE, JACKSON COUNTY, MO

Certificate of Authority #MO 2020018354
SHEET #:

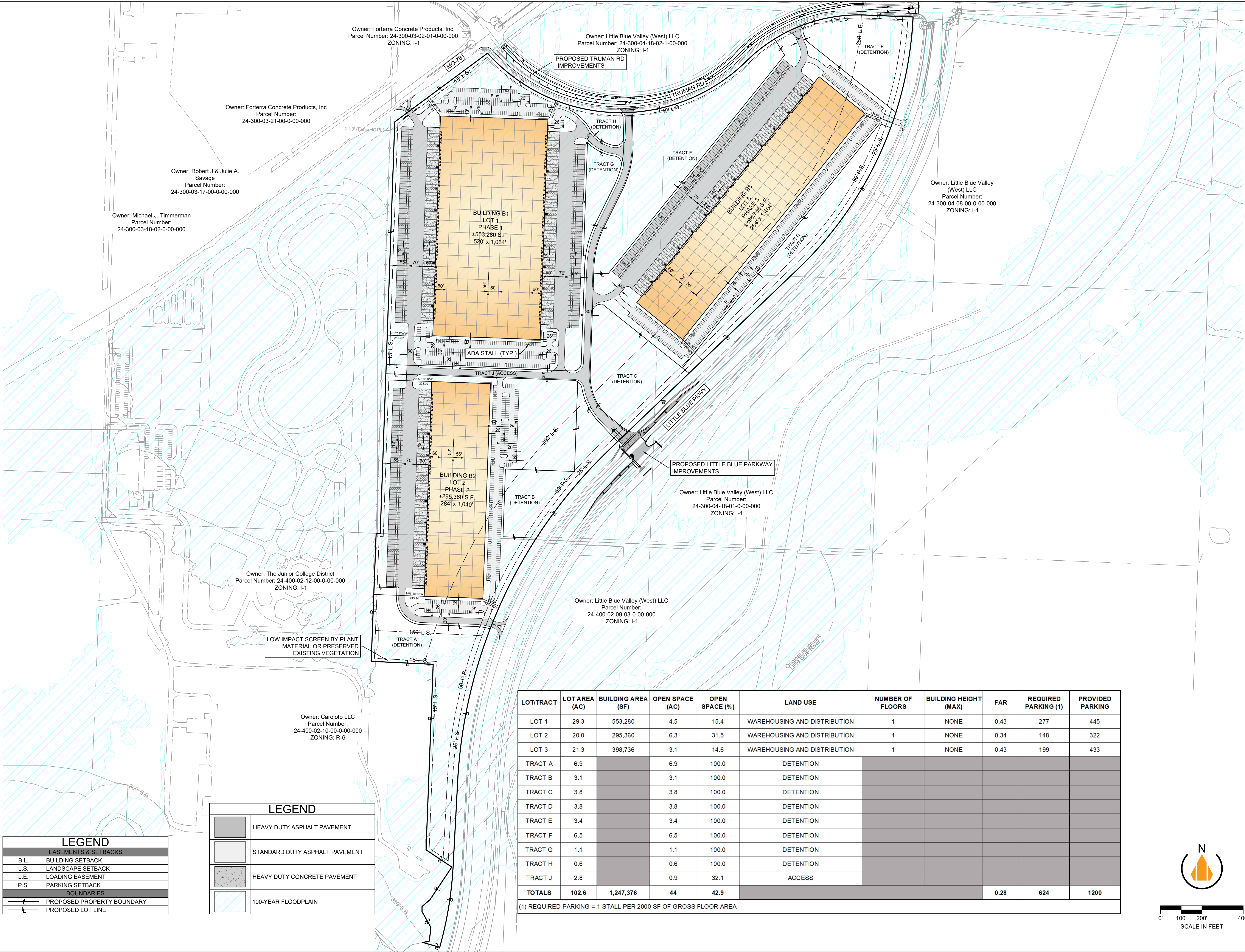
C-0100

REVIEWED BY:	DATE:	NO.:	REVISIONS/APPROVALS:
MGD	2023.12.22		PREPARED FOR SUBMITTAL
NAS	2023.12.22		PREPARED FOR SUBMITTAL
NAS	2024.02.02		CITY COMMENTS
SP PROJECT #:			
DOB			
MELISSA C. BOGONIA			
P.E.			
201100092			

S:\01 PROJECTS\INDUSTRIAL\788 EASTGATE COMMERCE CENTER (INDEPENDENCE, MO)\PHASE 2\PLANS\01 - PRELIMINARY PLAT 3002A\C-0200 SITE PLAN.DWG

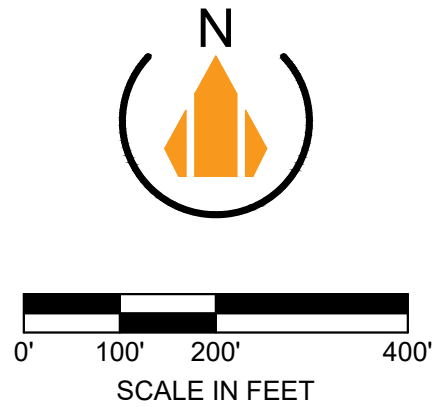
LEGEND	
EASEMENTS & SETBACKS	
B.L.	BUILDING SETBACK
L.S.	LANDSCAPE SETBACK
L.E.	LOADING EASEMENT
P.S.	PARKING SETBACK
BOUNDARIES	
	PROPOSED PROPERTY BOUNDARY
	PROPOSED LOT LINE

LEGEND	
	HEAVY DUTY ASPHALT PAVEMENT
	STANDARD DUTY ASPHALT PAVEMENT
	HEAVY DUTY CONCRETE PAVEMENT
	100-YEAR FLOODPLAIN



LOT/TRACT	LOT AREA (AC)	BUILDING AREA (SF)	OPEN SPACE (AC)	OPEN SPACE (%)	LAND USE	NUMBER OF FLOORS	BUILDING HEIGHT (MAX)	FAR	REQUIRED PARKING (1)	PROVIDED PARKING
LOT 1	29.3	553,280	4.5	15.4	WAREHOUSING AND DISTRIBUTION	1	NONE	0.43	277	445
LOT 2	20.0	295,360	6.3	31.5	WAREHOUSING AND DISTRIBUTION	1	NONE	0.34	148	322
LOT 3	21.3	398,736	3.1	14.6	WAREHOUSING AND DISTRIBUTION	1	NONE	0.43	199	433
TRACT A	6.9		6.9	100.0	DETENTION					
TRACT B	3.1		3.1	100.0	DETENTION					
TRACT C	3.8		3.8	100.0	DETENTION					
TRACT D	3.8		3.8	100.0	DETENTION					
TRACT E	3.4		3.4	100.0	DETENTION					
TRACT F	6.5		6.5	100.0	DETENTION					
TRACT G	1.1		1.1	100.0	DETENTION					
TRACT H	0.6		0.6	100.0	DETENTION					
TRACT J	2.8		0.9	32.1	ACCESS					
TOTALS	102.6	1,247,376	44	42.9				0.28	624	1200

(1) REQUIRED PARKING = 1 STALL PER 2000 SF OF GROSS FLOOR AREA



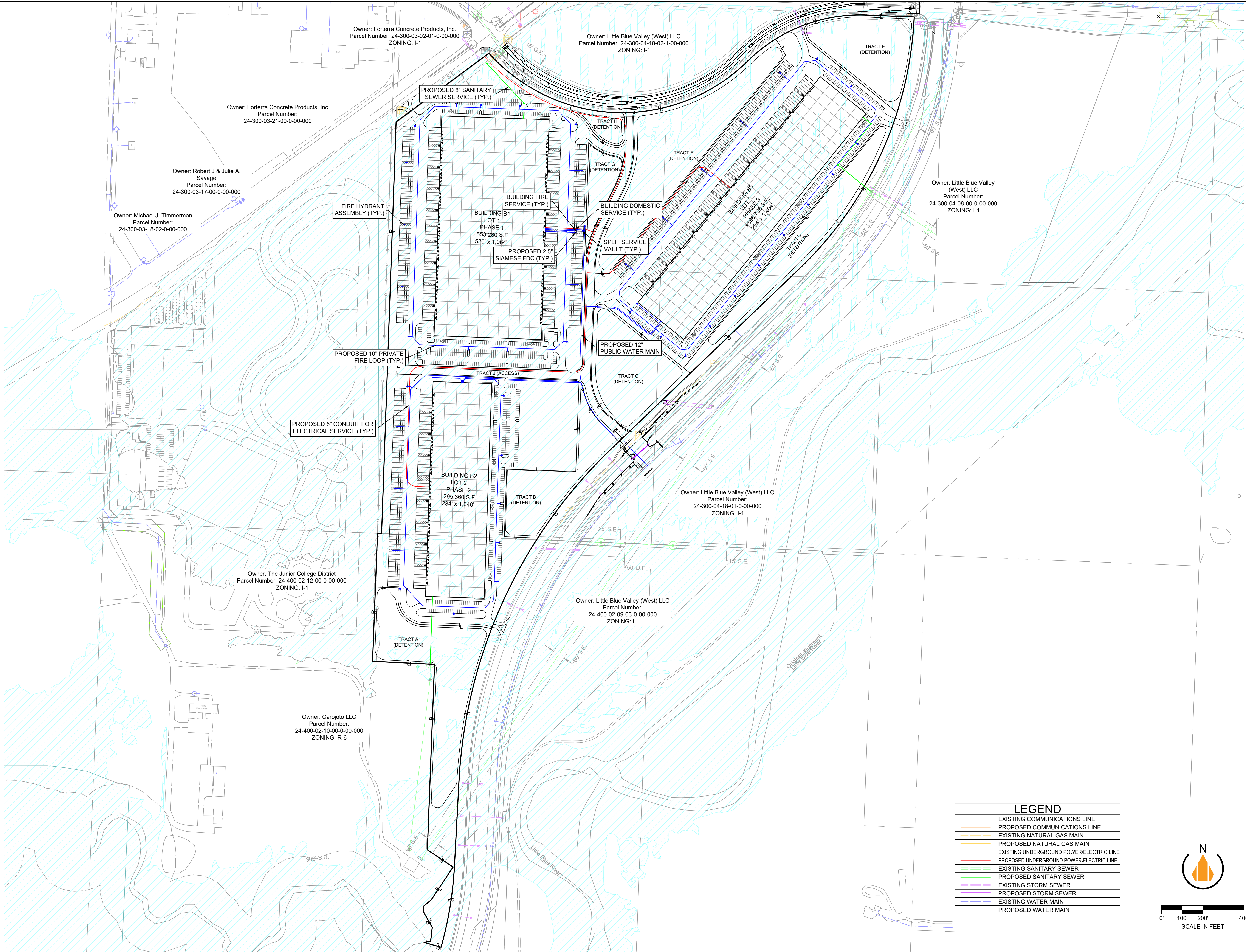
REVIEWED BY:	DATE:	NO.:	REVISIONS/APPROVALS:
MGD	2023.12.22		PREPARED FOR SUBMITTAL
NAS	2024.02.02		CITY COMMENTS
NAS			
SP PROJECT #:			
MELISSA JOHNSON P.E.			
201100092			

PRELIMINARY PLAT

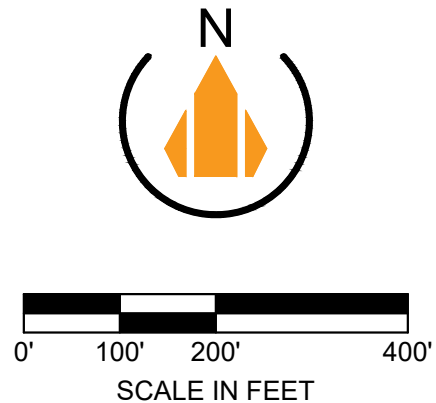
EASTGATE COMMERCE CENTER
BUILDINGS B1-B3
PRELIMINARY PLAT


INDEPENDENCE, JACKSON COUNTY, MO

S:\01 PROJECTS\INDUSTRIAL\788 EASTGATE COMMERCE CENTER (INDEPENDENCE, MO)\PHASE 2\PLANS\01 - PRELIMINARY PLAT 30x24 C-0900 UTILITY PLANDING



LEGEND	
	EXISTING COMMUNICATIONS LINE
	PROPOSED COMMUNICATIONS LINE
	EXISTING NATURAL GAS MAIN
	PROPOSED NATURAL GAS MAIN
	EXISTING UNDERGROUND POWER/ELECTRIC LINE
	PROPOSED UNDERGROUND POWER/ELECTRIC LINE
	EXISTING SANITARY SEWER
	PROPOSED SANITARY SEWER
	EXISTING STORM SEWER
	PROPOSED STORM SEWER
	EXISTING WATER MAIN
	PROPOSED WATER MAIN





SITEPOINT
A Division of NorthPoint Development

3315 N Oak Trafficway
Kansas City, MO 64116
816.888.7380
sitepoint@northpointkc.com

REVIEWED BY:	DATE:	NO.:	REVISIONS/APPROVALS:
MGD	2023.12.22		PREPARED FOR SUBMITTAL
NAS	2024.02.02		CITY COMMENTS
NAS			
SP PROJECT #:			
MELISSA JOHNSON P.E.			
201100092			

UTILITY PLAN

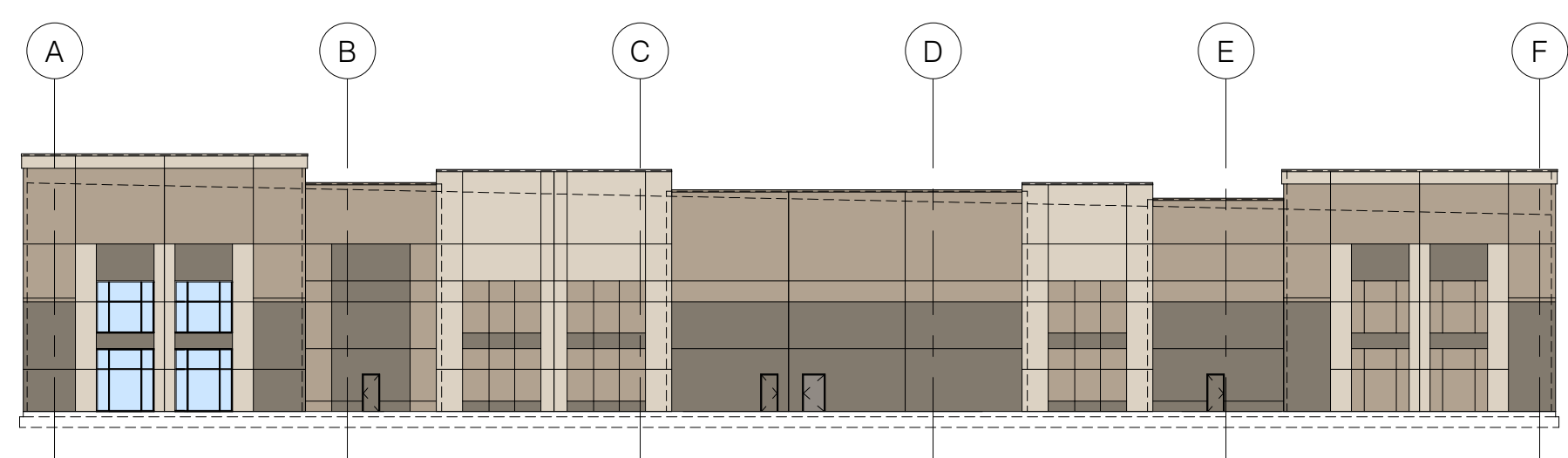
EASTGATE COMMERCE CENTER
BUILDINGS B1-B3
PRELIMINARY PLAT
INDEPENDENCE, JACKSON COUNTY, MO



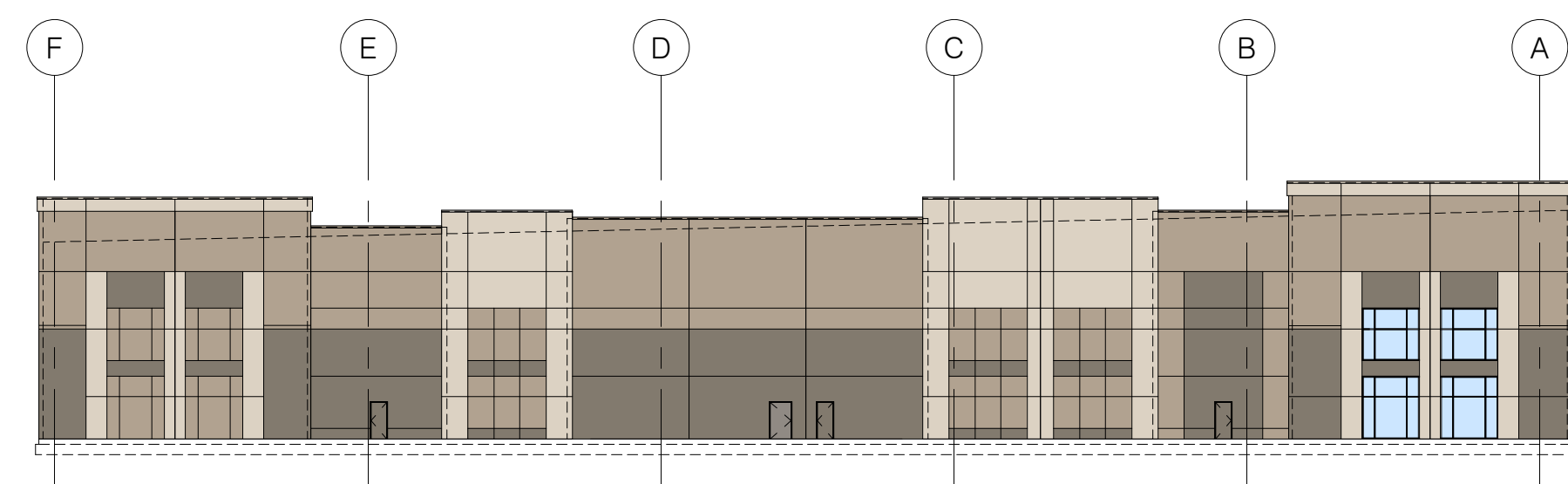
studioNorth
ARCHITECTURE

3315 N Oak Trafficway | Kansas City, MO 64116
816 | 888 | 7380
NP Studio North, LLC

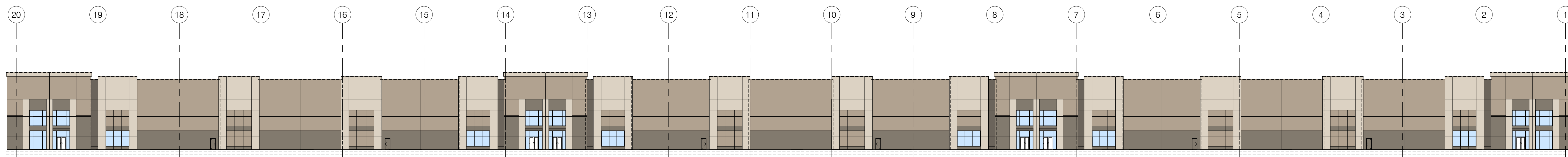
CIVIL	-
LANDSCAPE	-
FOUNDATIONS	-
STRUCTURAL	-
PLUMBING	-
MECHANICAL	-
ELECTRICAL	-
FIRE PROTECTION	-
CONTRACTOR	-



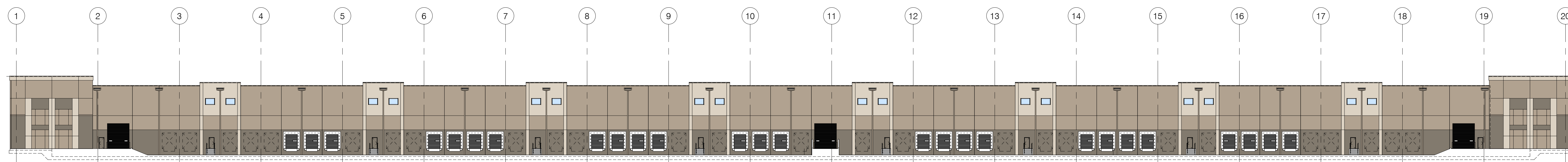
4 OVERALL WEST ELEVATION
1/32" = 1'-0"



3 OVERALL EAST ELEVATION
1/32" = 1'-0"



2 OVERALL NORTH ELEVATION
1/32" = 1'-0"



1 OVERALL SOUTH ELEVATION
1/32" = 1'-0"

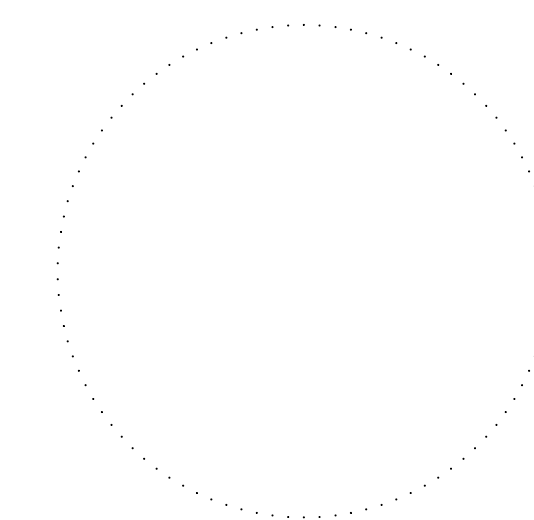


EASTGATE
COMMERCE CENTER
Building 4

INDEPENDENCE, MISSOURI

Project No. NA
Date: 01.11.2024
Issued For: REVIEW
Revisions:

No.	Date	Description



A1.00
BUILDING ELEVATIONS

Legend

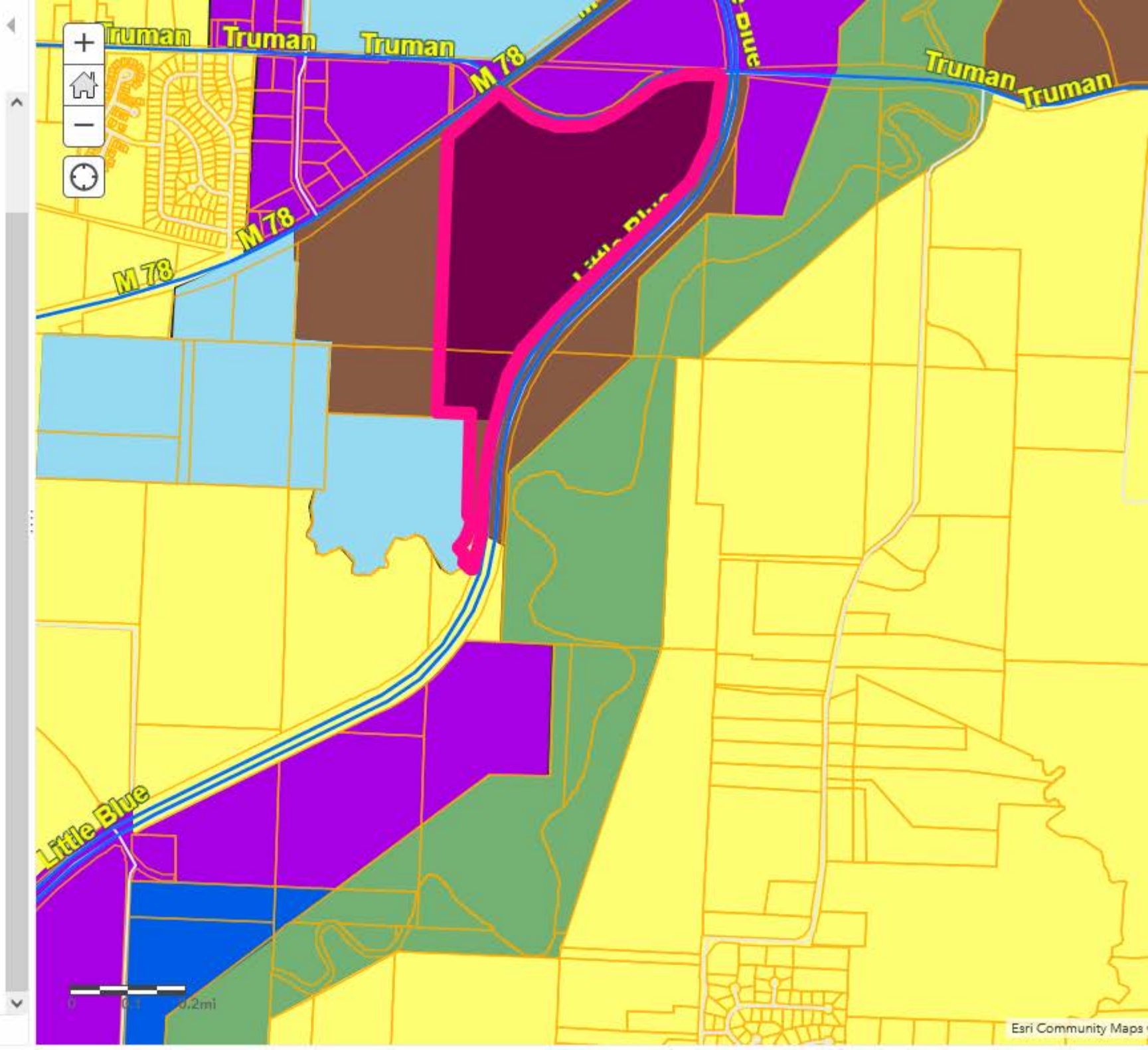
Road Centerline

Parcels

Proposed Land Use (Comp Plan)

- Residential Neighborhoods
- Residential Urban Neighborhoods
- Mixed Use
- Neighborhood Commercial
- Community Commercial
- Regional Commercial
- Office
- Business Park
- Industrial
- Civic/Public
- Community Attraction
- Parks
- Agricultural

Municipal Boundaries 2023



City of Independence

AGENDA ITEM COVER SHEET

Agenda Title:

Case 24-310-02 – Preliminary Plat – Little Blue Parkway & Highway M-78 – A request by NorthPoint to Preliminary Plat the property located northeast of the intersection of Little Blue Parkway and Highway M-78.

Department:

Contact Person:

REVIEWERS:

Planning Commission

Approved

Council Action:

Council Action:

ATTACHMENTS:

- ▣ Staff Report
- ▣ Letter from Applicant
- ▣ Application Packet
- ▣ Preliminary Plat
- ▣ Elevations
- ▣ Comp Plan Map

MEETING DATE: February 27, 2024

STAFF: Brian Harker, Senior Planner

PROJECT NAME: Eastgate Commerce Center

CASE NUMBER/REQUEST: Case 24-310-02 – Preliminary Plat – Little Blue Parkway & Highway M-78– A request by NorthPoint to Preliminary Plat the property located northeast of the intersection of Little Blue Parkway and Highway M-78.

APPLICANT: Northpoint Development

OWNER: Little Blue Valley Land LLC

LOCATION: Northeast of the intersection of Little Blue Parkway and Highway M-78

SITE ACREAGE: 143.56-acres

NUMBER OF LOTS/TRACTS: 3 lots, 9 tracts

PROPERTY ZONING: I-1 (Industrial)

CURRENT USE: Undeveloped land

FURTHER ACTION:

Following action by the Planning Commission, this preliminary plat request is scheduled for resolution by the City Council on April 4, 2024.

RECOMMENDATION

Staff recommends **APPROVAL** of this Preliminary Plat subject to the conditions listed below:

1. Addresses will be assigned during the Final Plat process.
 2. Covenants and restrictions must be created for this development to own and maintain the detention basins. Submit a draft copy with the first final plat submission.
 3. Industrial lots will need follow water quality Best Management Practices (BMP's). These can be built during the development phase or building permit phase.
 4. Each new drive or access location for this development plan will need to be evaluated and approved or denied on its own merits and the traffic impact study updated accordingly.
 5. Detention areas to be shown as conservation easements in replace of the stream buffers in areas determined by engineering design and separate agreement.
 6. Note, "This preliminary (plat/development plan) has not been reviewed for final engineering design compliance. All development engineering must be designed in accordance with City of Independence standards and specifications prior to approval of the final (plat/development plan)."
 7. Label all detention basins as conservation easements. Provide property owner maintenance plans for all detention basins.
-

8. Show all dimension of roads and driveways: that includes radius, width and rights-of-way.
9. Label private and public roads.
10. Show all proposed and recorded utility easements on the Final Plats.

ISSUES DISCUSSED

Unlike most of the NorthPoint project on the Little Blue Parkway, this tract does not have Planned Unit Development (PUD) zoning. As such, the developer must follow the current UDO standards for lot size, building setbacks, material standards, parking and landscaping and approved Developer's agreement.

Design of the Site/Buildings

Granted that the standard I-1 zoning doesn't have the same site and building development standards of B-P/PUD zoning but it does have setback, parking, landscaping and building design standards. Further, the Developer's Agreement defines the layout the property and design of structures. The UDO sections listed below outline the development standards for I-1 districts.

- | | |
|-------------------------|---|
| 14-301-03 | Use table lists all permitted and special uses in an I-1 district |
| 14-302-04 | Establishes building setbacks, building coverage, building height |
| 14-501-05 | Establishes minimum parking ratios for all uses |
| 14-503-07 | Requires landscaping around and interior to parking lot,
street trees and screen buffers between residential and industrial uses |
| 14-503-08
through 12 | Sets requirements for screening around trash enclosures,
storage yards, loading docks |
| 14-506-01 | Establishes façade material standards for commercial and industrial
buildings |
| 14-506-03 | Design standards for industrial buildings along the various street
classifications |
| 14-508 | Lighting standards including maximum lighting next to residential
properties |

The applicant has provided an example of the general industrial building type the applicant plans to construct.

Lots for Structures and Tracts for Detention Basins

The drawing indicates four lots, for the structures, and six tracts surrounding them. Five of the tracts are for the detention areas and one for access.

EXHIBITS

1. Narrative
2. Application
3. Preliminary Plat Drawings
4. Elevations
5. Comp Plan Map

EastGate Commerce Center I-1 – Preliminary Plat

This is a request by Trenton Squiers for Preliminary Plat approval for a tract of land located Northeast of the intersection of Little Blue Parkway and Highway M-78.

The buildings within the Industrial zoned area will be designed to be versatile to a large number of regional and national users. Therefore, the buildings themselves will be designed with quality building materials, architectural elevations with vertical and horizontal articulation and interior clear heights required to support bulk users.

Appropriate parking and storm water detention will be provided in support of the development. Tenants will be subject to lease covenants and restrictions consistent with NorthPoint's national standards. Common open spaces shared by these tenants will be maintained by the property owner as set by O&M manuals to be developed.

NorthPoint is working with the relevant utility providers to expand infrastructure as needed to serve the proposed development.

Application Type (check all that apply)

Land Use	Land Subdivision	Site Development	Use Permit	Other
<input type="checkbox"/> Rezoning <input type="checkbox"/> PUD Rezoning	<input checked="" type="checkbox"/> Preliminary Plat <input type="checkbox"/> Final Plat <input type="checkbox"/> Minor Subdivision	<input type="checkbox"/> Final Site Plan <input type="checkbox"/> Preliminary Dev Plan <input type="checkbox"/> Final Dev Plan (PUD)	<input type="checkbox"/> Special Use <input type="checkbox"/> Homebased Business <input type="checkbox"/> Short-Term Rental	<input type="checkbox"/> Admin. Adjustment <input type="checkbox"/> Variance <input type="checkbox"/> Street Name Change <input type="checkbox"/> Special Sign Permit

Project Information and Location

Eastgate Commerce Center

Project Name

Little Blue Parkway and Highway 78

Project Address/Location

1584000	140.6	4	Yes
Sq. Ft. of Building	Acreage	Number of Lots/Tracts	Steam Buffer (Yes or No)
Industrial	Industrial	Undeveloped/Agriculture	Warehouse/Distribution
Existing Zoning	Proposed Zoning	Existing Land Use	Proposed Land Use

Basic Application Requirements (See the Planning & Zoning Application Guide for additional requirements)

<input checked="" type="checkbox"/> Completed & Signed Application Form <input checked="" type="checkbox"/> Application Fee <input type="checkbox"/> Cover Letter Describing Details of Project	<input checked="" type="checkbox"/> One 24" x 36" set of plans for Land Sub. & Site Dev. <input checked="" type="checkbox"/> One PDF copy of a plat map or site plan <input type="checkbox"/> Legal Description of the property in question
---	---

Contact Information

Applicant

Trenton Squiers Northpoint Development

Name Company

3315 N Oak Trafficway, Kansas City, MO 64116

Address

816-598-2727 tsquiers@northpointkc.com

Phone Email

Architect/Engineer/Surveyor/Other: Other

Brian Forquer Northpoint Development

Name Company

3315 N. Oak Trafficway, Kansas City, MO 64116

Address

816-401-8222 bforquer@northpointkc.com

Phone Email

Owner

Wim van Klinken Little Blue Valley (West) LLC

Name Company

1001 W Walnut Street, Independence, MO 64050

Address

816-833-1000 legalservices@cofchrist.org

Phone Email

Architect/Engineer/Surveyor/Other: Surveyor

Jed Baughman Northpoint Development

Name Company

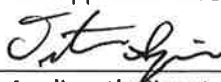
3315 N Oak Trafficway, Kansas City, MO 64116

Address

913-909-1300 jbaughman@northpointkc.com

Phone Email

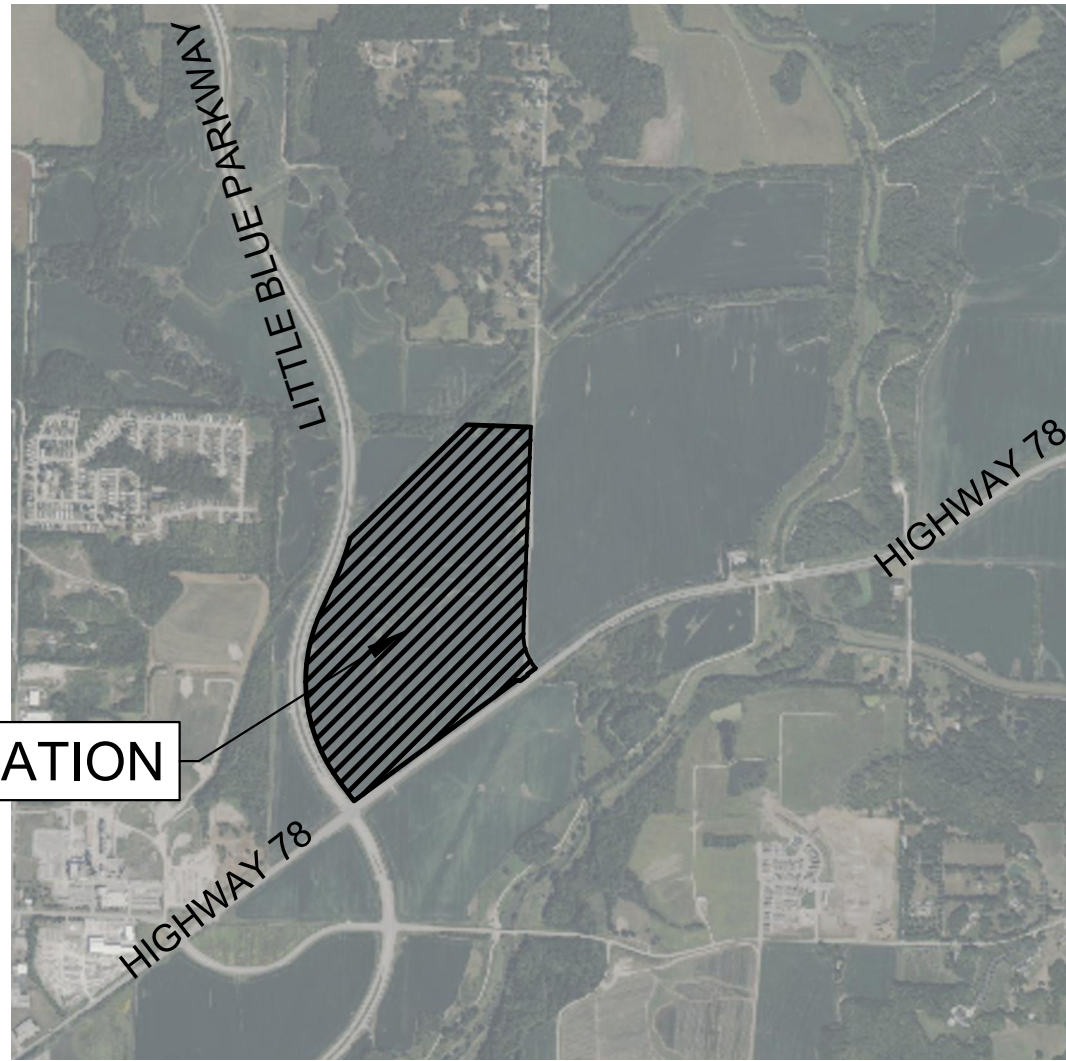
The applicant hereby agrees that the information provided above is accurate.

 12/20/23
Applicant's Signature Date

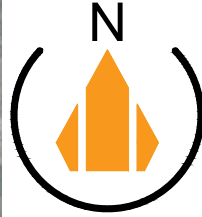
 12/20/23
Owner's Signature Date

S:\01 PROJECTS\INDUSTRIAL\788 EASTGATE COMMERCE CENTER (INDEPENDENCE, MO)\PHASE 3\PLANS\01 - PRELIMINARY PLAT 30x24 C-0001 COVER SHEET.DWG

PROJECT LOCATION



LOCATION MAP



0' 1000' 2000' 4000'
SCALE IN FEET

PROJECT TEAM:

OWNER
NP LITTLE BLUE VALLEY LAND LLC
3315 N OAK TFWY
KANSAS CITY, MO, 64116

DEVELOPER
NORTHPOINT DEVELOPMENT
3315 N. OAK TRAFFICWAY
KANSAS CITY, MO 64116
CONTACT: TRENT SQUIERS
PHONE: 816.888.7380
EMAIL: TSQUIERS@NORTHPOINTKC.COM

ENGINEER
SITEPOINT, LLC
3315 N. OAK TRAFFICWAY
KANSAS CITY, MO 64116
CONTACT: MELISSA DEGONIA, P.E.
PHONE: 816.888.7380
EMAIL: MDEGONIA@NORTHPOINTKC.COM

SURVEYOR
SITEPOINT, LLC
3315 N. OAK TRAFFICWAY
KANSAS CITY, MO 64116
CONTACT: TOBIN ROBERTS, PLS
PHONE: 816.888.7380
EMAIL: TROBERTS@NORTHPOINTKC.COM

UTILITY COMPANIES:

AT&T
Attn: Mark Manion
500 East 8th Street
Kansas City Missouri
(816) 275-2341

Municipal Services Department
Construction
Attn: Steve Maldonado
17221 E. 23rd St. S
Independence, MO. 64057
(816) 325-7611

Municipal Services Department
Engineering Division
Right of Way Supervisor
Attn: Brad Phelps
17221 E. 23rd St. S
Independence, MO. 64057
(816) 325-7614

Verizon
Attn: Bryan Burger
(816) 346-0200

Independence Power and Light (IPL)
Senior District Planner
Attn: Kris McGinley
21500 E. Truman Road
Independence, MO 64051
(816) 325-7463

Comcast
Attn: Andy Bell
4700 Little Blue Parkway
Independence, MO 64057
(816) 795-2255

Independence Power & Light (IPL)
21500 East Truman Road
Independence, MO 64056
Attn: Lee Donner
District Planner
(816) 325-7450

Independence Water Department
Attn: Steve Engelke
17221 E. 23rd St. S
Independence, MO. 64057
(816) 325-7650
SEngelke@indepmo.org

Spire Inc.
Attn: Katelynn Liberty
Construction Engineer I
3025 SE Clover Dr.
Lee's Summit, MO 64082
(816) 260-6581

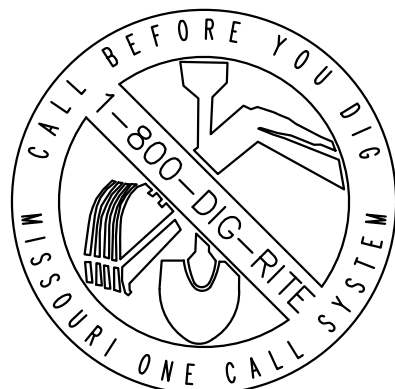
Water Pollution Control
Sewer Maintenance Division
Attn: Jeff Conway
14909 E. Truman Rd
Independence, MO 64050
(816) 325-7727

Community Development Services
Engineering Inspection
Attn: David Blaise
111 E. Maple Ave
Independence, MO 64050
(816) 325-7610

Community Development Services
Engineering Inspection
Attn: Sheldon Hannah
111 E. Maple Ave
Independence, MO 64050
(816) 325-7596

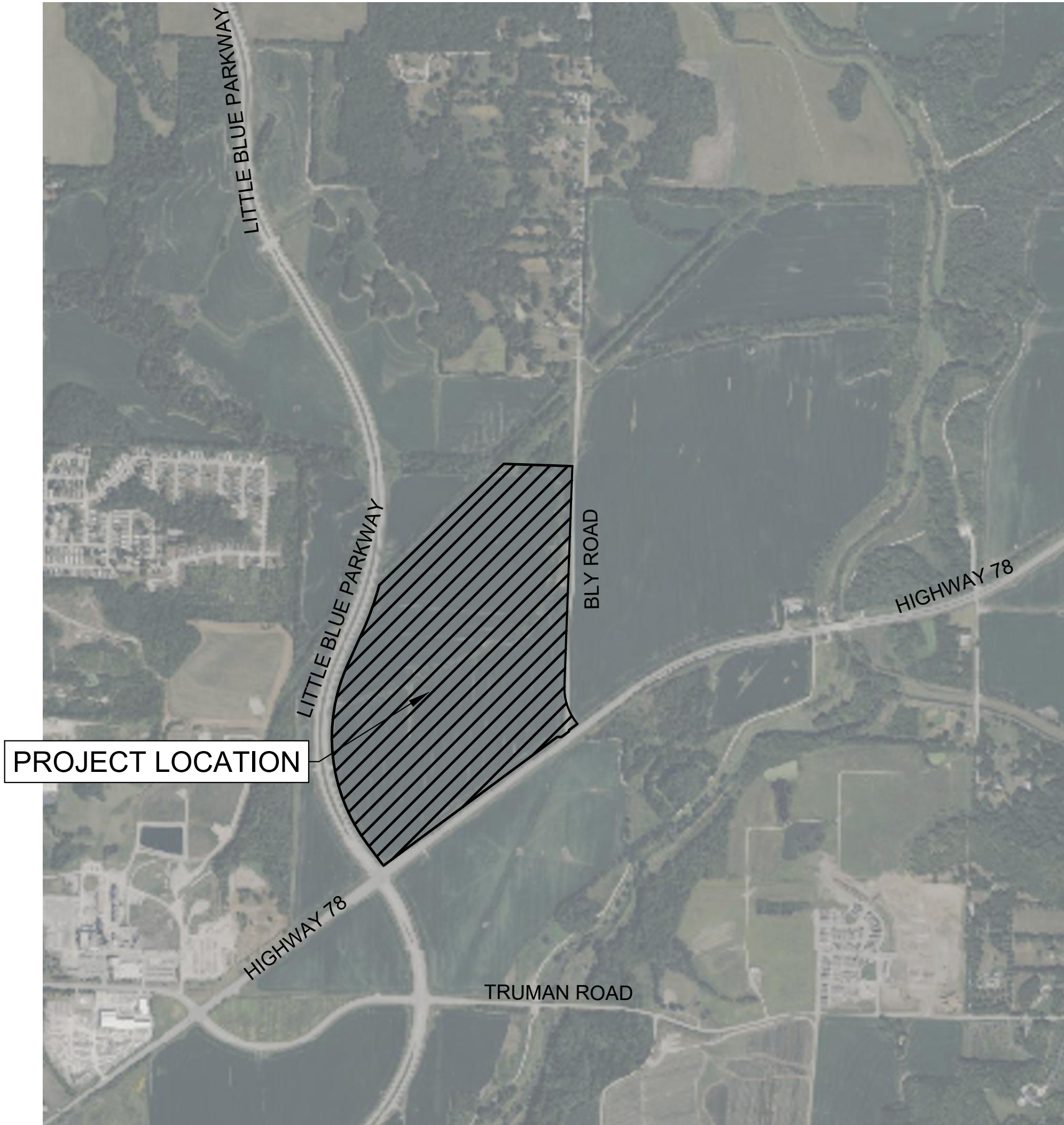
Community Development Services
ROW Inspection
Attn: Constance Battaglia
111 E. Maple Ave
Independence, MO 64050
(816) 325-7597
(816) 325-7401

Independence Power and Light
Attn: Kris McGinley
Senior District Planner
21500 E. Truman Road
Independence, MO 64051
(816) 325-7463

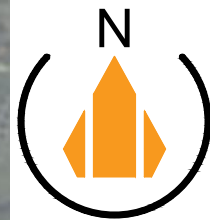


EASTGATE COMMERCE CENTER BUILDINGS 5-7 PRELIMINARY PLAT

IN INDEPENDENCE, JACKSON COUNTY, MO



PROJECT LOCATION



0' 500' 1000' 2000'
SCALE IN FEET

LEGAL DESCRIPTION:

A tract of land in Section 34 and Section 35, Township 50 North, Range 31 West of the Fifth Principal Meridian in the City of Independence, Jackson County, Missouri, described as follows:
Commencing at the Center of said Section 34;
Thence South 88°04'37" East, along the North line of the Southeast Quarter of said Section 34, a distance of 1,971.48 feet to true POINT OF BEGINNING;
Thence South 88°04'37" East, continuing along said North line, a distance of 668.96 feet to the East Quarter Corner of said Section 34;
Thence North 02°04'17" East, along the East line of the Northeast Quarter of said Section 34, a distance of 708.03 feet;
Thence North 45°36'00" East, a distance of 87.12 feet;
Thence South 02°04'17" West, a distance of 3,344.04 feet to a point on the North right of way line of Missouri Highway 78, as now established;
Thence South 02°04'17" West, along said North right of way line, a distance of 12.80 feet;
Thence South 53°27'50" West, continuing along said North right of way line, a distance of 92.30 feet;
Thence North 87°58'30" West, continuing along said North right of way line, a distance of 40.11 feet;
Thence South 53°27'50" West, continuing along said North right of way line, a distance of 2,108.46 feet to a point on the East right of way line of Little Blue Parkway, as now established;
Thence North 36°43'19" West, along said East right of way line, a distance of 271.00 feet to the beginning of a curve tangent to said line;
Thence Northwesterly, continuing along said East right of way line, a distance of 1,835.58 feet along the curve concave to the East, having a radius of 1,723.00 feet and a central angle of 09°15'39";
Thence North 24°19'03" East, continuing along said East right of way line, tangent to said curve, a distance of 366.37 feet to the beginning of a curve tangent to said line;
Thence Northeasterly, continuing along said East right of way line, a distance of 470.35 feet along the curve concave to the West, having a radius of 2,910.00 feet and a central angle of 09°15'39";
Thence North 45°44'35" East, a distance of 1,696.72 feet to the true POINT OF BEGINNING.
Containing 6,253,278 square feet or 143.56 acres more or less.
Note: The bearings referenced in this description are based on Missouri State Plane Grid North. All distances and bearings herein are described by Jed A.M. Baughman, Missouri PLS 2014020708 on December 15, 2023.

Sheet List Table

Sheet Number	Sheet Title
C-0001	COVER SHEET
C-0100	EXISTING CONDITIONS PLAN
C-0200	PRELIMINARY PLAT
C-0900	UTILITY PLAN

COVER SHEET

EASTGATE COMMERCE CENTER

BUILDINGS 5-7

PRELIMINARY PLAT

INDEPENDENCE, JACKSON COUNTY, MO

Certificate of Authority #MO 2020018354

SHEET #:

C-0001



A Division of NorthPoint Development
3315 N Oak Trafficway
Kansas City, MO 64116
816.888.7380
sitepoint@northpointkc.com

REVISIONS/APPROVALS:

NO.:

DATE:

REVIEWED BY:

MGD

DESIGNED BY:

DM

DRAFTED BY:

DM

SP PROJECT #:

06-0001

MELISSA DEGONIA,

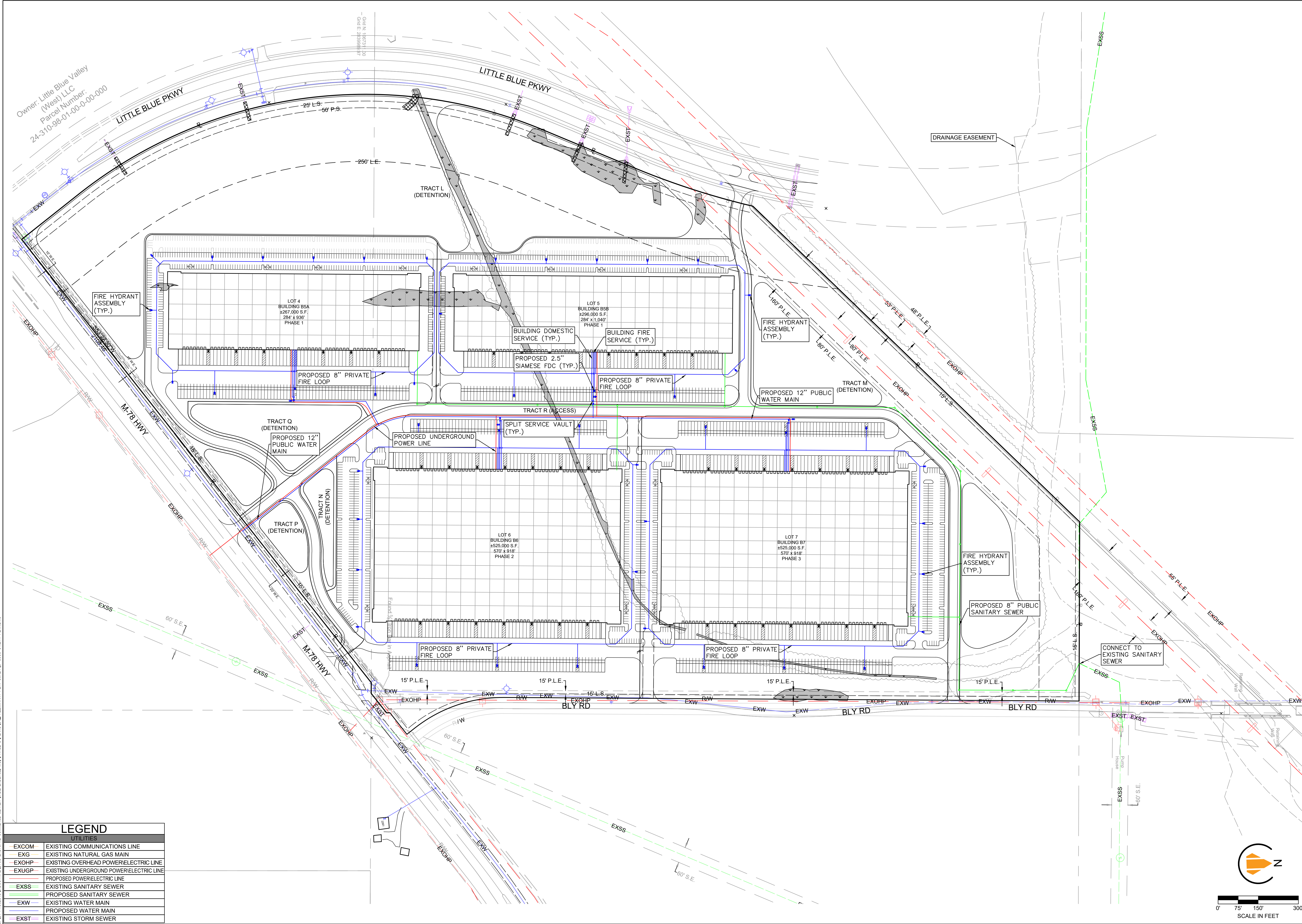
P.E.

201100092

PREPARED FOR SUBMITTAL

CITY COMMENTS

S:\01 PROJECTS\INDUSTRIAL\788 EASTGATE COMMERCE CENTER (INDEPENDENCE, MO)\PHASE 3\PLANS\01 - PRELIMINARY PLAT 30x24\C-0900 UTILITY PLANDING



LEGEND	
UTILITIES	
EXCOM	EXISTING COMMUNICATIONS LINE
EXG	EXISTING NATURAL GAS MAIN
EXOHP	EXISTING OVERHEAD POWER/ELECTRIC LINE
EXUGP	EXISTING UNDERGROUND POWER/ELECTRIC LINE
—	PROPOSED POWER/ELECTRIC LINE
—	EXISTING SANITARY SEWER
—	PROPOSED SANITARY SEWER
—	EXISTING WATER MAIN
—	PROPOSED WATER MAIN
—	EXISTING STORM SEWER

REVIEWED BY:	NO.:	DATE:	REVISIONS/APPROVALS:
MGD		2023.12.21	PREPARED FOR SUBMITTAL
DESIGNED BY:			
DM			
DRAFTED BY:			
DM			
SP PROJECT #:			
BB GONIA,			
MELISSA L. GONIA,			
P.E.			
201100092			

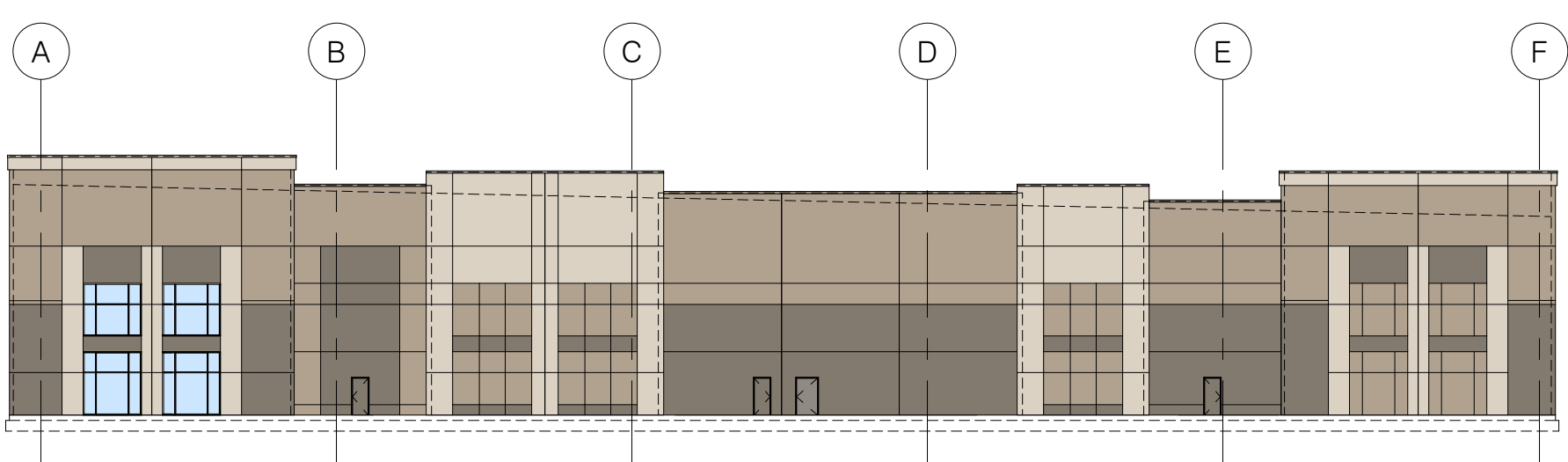
UTILITY PLAN
EASTGATE COMMERCE CENTER
BUILDINGS 5-7
PRELIMINARY PLAT
INDEPENDENCE, JACKSON COUNTY, MO



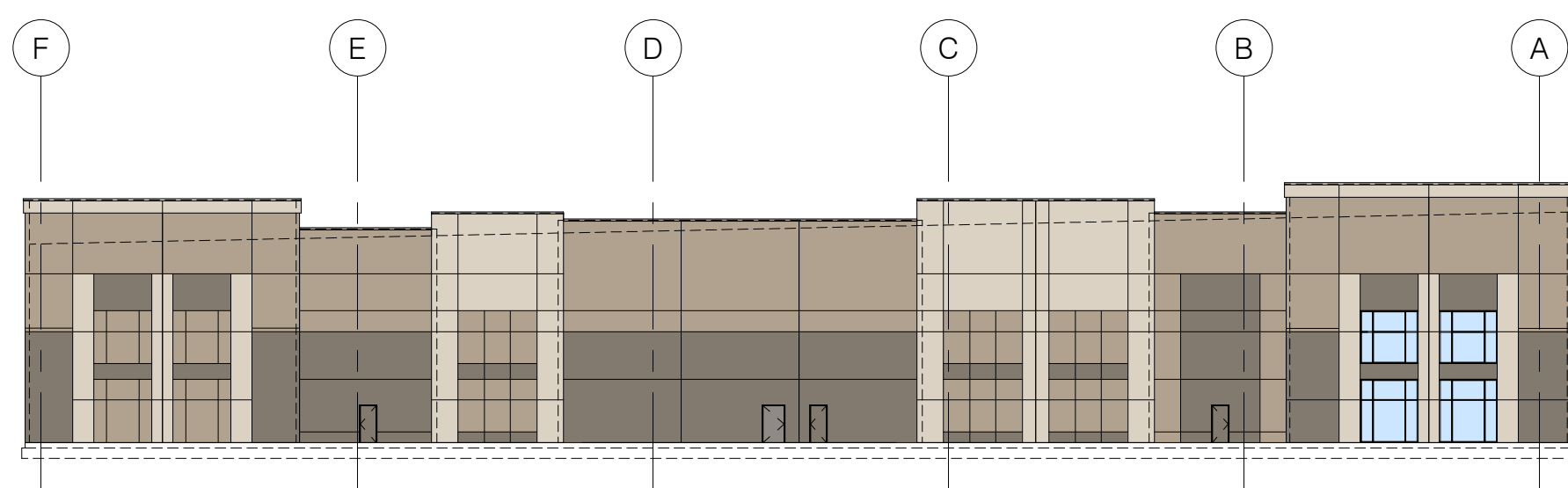
studioNorth
ARCHITECTURE

3315 N Oak Trafficway | Kansas City, MO 64116
816 | 888 | 7380
NP Studio North, LLC

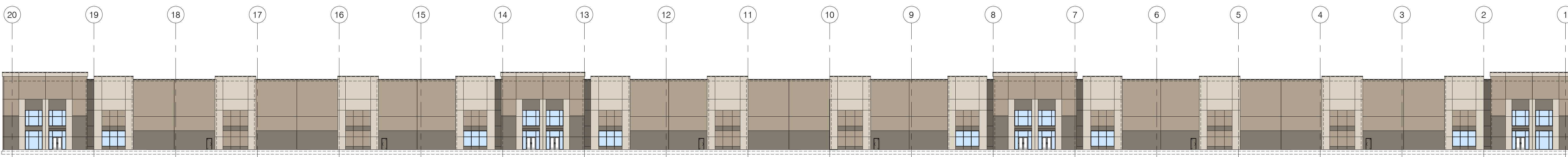
CIVIL
LANDSCAPE
FOUNDATIONS
STRUCTURAL
PLUMBING
MECHANICAL
ELECTRICAL
FIRE PROTECTION
CONTRACTOR



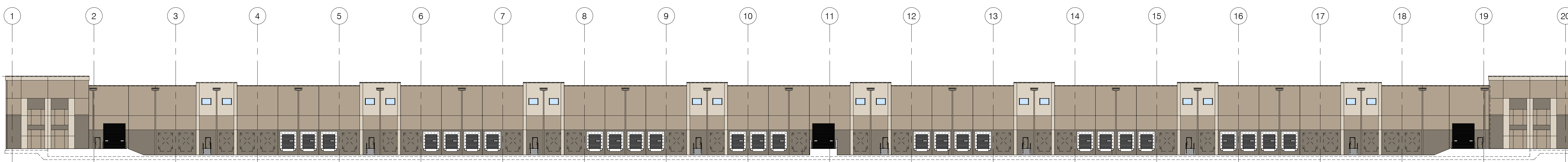
4 OVERALL WEST ELEVATION
1/32" = 1'-0"



3 OVERALL EAST ELEVATION
1/32" = 1'-0"



2 OVERALL NORTH ELEVATION
1/32" = 1'-0"



1 OVERALL SOUTH ELEVATION
1/32" = 1'-0"

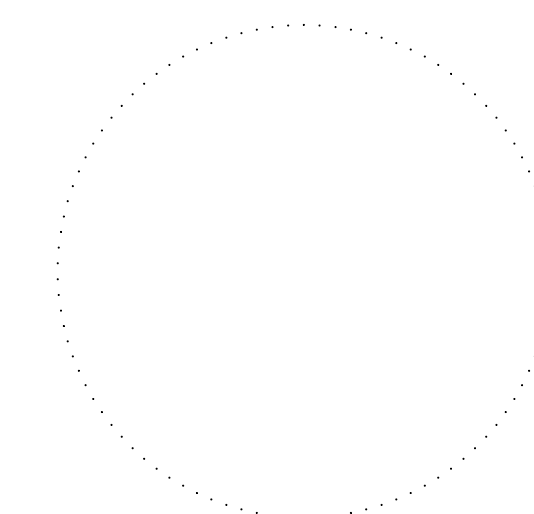


EASTGATE
COMMERCE CENTER
Building 4

INDEPENDENCE, MISSOURI

Project No. NA
Date: 01.11.2024
Issued For: REVIEW
Revisions:

No.	Date	Description



A1.00
BUILDING ELEVATIONS

Legend

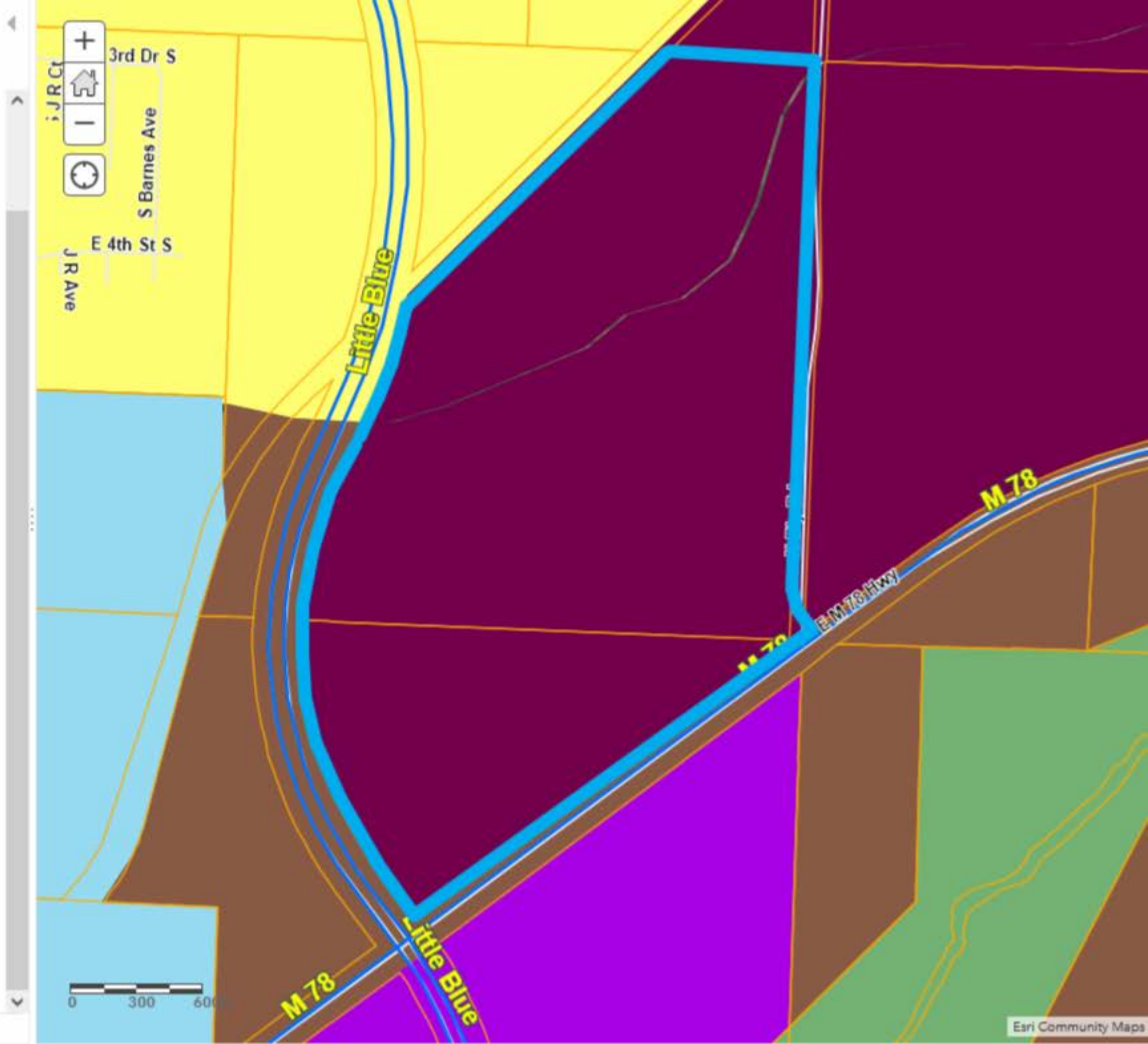
Road Centerline

Parcels

Proposed Land Use (Comp Plan)

- Residential Neighborhoods
- Residential Urban Neighborhoods
- Mixed Use
- Neighborhood Commercial
- Community Commercial
- Regional Commercial
- Office
- Business Park
- Industrial
- Civic/Public
- Community Attraction
- Parks
- Agricultural

Municipal Boundaries 2023



City of Independence

AGENDA ITEM COVER SHEET

Agenda Title:

Case 24-200-01 – Special Use Permit – 10609 E. Winner Road – A request by Christopher Layman to operate a tattoo shop.

Department:

Contact Person:

REVIEWERS:

Planning Commission

Approved

Council Action:

Council Action:

ATTACHMENTS:

- ▣ Staff Report
- ▣ Letter from Applicant
- ▣ Application
- ▣ Notification Letter
- ▣ Notification Information
- ▣ Notification Area Map
- ▣ Notification Affidavit
- ▣ Current Shop Photos
- ▣ New Location Photos
- ▣ Building Map
- ▣ Comp Plan Map
- ▣ Zoning Map

MEETING DATE: February 27, 2024 **STAFF:** Joshua Garrett, Planner

PROJECT NAME: Tattoo Shop and Art Gallery – Good Rabbit Tattoo, LLC

CASE NUMBER/REQUEST: Case 24-200-01– Special Use Permit – 10609 E. Winner Road – A request by Christopher Layman to operate a Tattoo Shop.

APPLICANT: Christopher Layman

OWNER: RG Landdev, LLC

PROPERTY ADDRESS: 10609 E. Winner Road, Independence, MO 64052

SURROUNDING ZONING/LAND USE:

North: R-12 (Two-Family Residential) – Church

East: ARTS District – Residences and Commercial Spaces

South: R-12 (Two-Family Residential) – Single Family Residences

West: ARTS District – Commercial Spaces

PUBLIC NOTICE

- Letters to property owners within 185 feet – January 5, 2024
- Public Notice published in the Independence Examiner – February 9 2024
- Sign posted on property – February 9th, 2024

FURTHER ACTION:

Following action by the Planning Commission, this special use permit request is scheduled for first reading by the City Council on April 4, 2024, and the public hearing/second reading on April 15, 2024.

RECOMMENDATION

Staff recommends **APPROVAL** of this Special Use Permit request with the following conditions:

1. This Special Use Permit is limited to the unit at 10609 E. Winner Road and does not apply to the entire property.
2. The applicant will obtain and maintain all applicable City and State License and comply with all health requirements.

PROJECT DESCRIPTION & BACKGROUND INFORMATION

PROJECT DESCRIPTION: A request by Christopher Layman to acquire a Special Use Permit to operate a Tattoo Shop at 10609 E. Winner Road in the Englewood Arts District.

Current Zoning:

ARTS District

Proposed Zoning:

ARTS District

Current Use: Vacant Commercial Space

Proposed Use: Tattoo Shop and Art Gallery

Acreage: 0.47 Acres

Building Square Footage: 1,100 SF (Rental Space)

BACKGROUND AND PROPOSAL:

Section 14-416-01-B limits the total number of “Body Art Services”, which includes tattoo shops, to one for every 15,000 residents of the City. As of the 2020 decennial census, the number of Body Art Service businesses that can operate in the city is capped at eight. However, there are currently only four such businesses operating in Independence. Which means that four additional Body Art Service businesses can obtain business licenses before the cap is reached.

Additionally, This property lies within the Englewood Arts District which has the ARTS district zoning designation. To legally operate a tattoo shop in the ARTS district requires a Special Use Permit. The applicant has operated a successful business in Blue Springs but seeks to relocate his business to Independence.

PHYSICAL CHARACTERISTICS OF THE PROPERTY:

The property itself is a triangle shape that sits on the western edge of the Englewood Arts district. The building on the property is a two story “L” shaped structure with many different commercial suites.

CHARACTERISTICS OF THE AREA:

The property is primarily surrounded by single-family residences and several churches. Further to the east is the rest of the Englewood Arts district with various shops, galleries, and community spaces.

ANALYSIS

Consistency with *Independence for All*, Strategic Plan:

This proposed use could help support the economic prosperity of this segment of the ARTS District corridor by the occupation of a unit in an existing commercial building.

Comprehensive Plan Guiding Land Use Principles:

The City Comprehensive Plan recommends Mixed Use for this site. This segment of E. Winner Road has had commercial zoning and uses for decades and is expected to remain here for the foreseeable future.

Historic and Archeological Sites:

There are no apparent historic or archeological issues with this property.

Public Utilities:

All utilities are present on the site and operational.

REVIEW CRITERIA

Recommendations and decisions on special use permit applications must be based on consideration of all the following criteria:

- 1. Compatibility of the proposed use with the character of the neighborhood.**

The ARTS District contains a mix of small businesses such as restaurants, art galleries, offices, small retail stores, a banquet hall, and a hair salon. The building where the applicant seeks to locate has primarily been leased for office uses. The rental of one of the units in this building should not have an effect on the character of the neighborhood.

2. The extent to which the proposed use is compatible with the adjacent zoning and uses.

As mentioned previously, there is an assortment of businesses in this district and this proposed use should have minimal impact on the area.

3. The impact of the proposed use on public facilities.

All public facilities are in place here and this proposed business is not a significant consumer of water, sanitary sewer, and electricity services.

4. The suitability of the property for the permitted uses to which it has been restricted under the applicable zoning district regulations.

This special use permit would allow an additional land use not already permitted by right in the ARTS district.

5. The extent to which the proposed use may injure or detrimentally affect the use of enjoyment of property in the area.

Based upon the site's zoning and long use as a commercial property, it is not expected to affect any of these issues.

6. The extent to which the proposed use will create excessive stormwater runoff, air pollution, noise pollution or other environmental harm.

As this is a developed site, virtually covered with impervious surfaces, there will be no change in stormwater drainage. This small shop in the existing building will not create any more extensive noise, air, or environmental pollution than other uses that don't require a special use permit.

7. The extent to which there is a need for the use in the community.

The maximum number of body art shop locations in the city is restricted to eight. As a few shops have shuttered recently, the total number of active shops now stands at four; this proposed business would be the fifth location.

8. The ability of the applicant to satisfy any requirements applicable to the specific use imposed pursuant to this article.

If approved with a special use permit, the application appears to satisfy the requirements Section 14-416 of the Unified Development Ordinance.

9. The extent to which public facilities and services are available and adequate to meet the demand for facilities and services generated by the proposed use.

This is a long existing commercial property, all public facilities in place and operational.

10. Conformance of the proposed use to the comprehensive plan and other adopted plans and policies.

The City's updated Comprehensive Plan envisions Mixed Use for this site.

11. The extent to which the use will impact sustainability or revitalization of a given area.

This special use permit would allow this business to utilize a vacant rental space in an existing commercial property helping to sustain the commercial base of the area.

EXHIBITS

1. Cover Letter
2. Application
3. Notification Letter
4. Mailing List
5. Notification Area Map
6. Affidavit
7. Photos of Current Shop
8. Photos of New Location
9. Winner Road Building Map
10. Comp Plan Map
11. Zoning Map



January 3, 2024

GOOD RABBIT TATTOO LLC

Special Use Permit Application – City of Independence, Community Development Department

I am writing to submit a business proposal to obtain a special use permit for the establishment of a tattoo shop within the City of Independence, Missouri. This shop will be located at 10609 E Winner Road, Independence, Missouri 64052 within the historical arts district of Independence. My name is Christopher Layman, and I am a seasoned professional with 14 years of experience in the art of tattooing. Throughout my career, I have worked in various tattoo shops across the metropolitan area, including Gladstone, Lee's Summit, and Blue Springs.

For the past three years, I have successfully owned and operated a thriving tattoo shop in Blue Springs, which has allowed my business to flourish and gain a loyal clientele. With a commitment to artistic excellence, exceptional customer service, and strict adherence to health and safety standards, I have built a reputation for delivering high-quality tattoo services.

In August of 2023, I relocated to Independence, and I am excited to bring my business to this vibrant community. As an established member of the tattoo industry, I am confident that my shop will contribute positively to the cultural and economic landscape of Independence.

The proposed tattoo shop will initially be a solo venture, mirroring the successful model of my current establishment in Blue Springs. However, I have long-term plans to expand the business by adding more skilled artists to enhance revenue streams and increase foot traffic to the shop. With each addition, the city will be notified, permit fees will be covered, and necessary health inspections will be conducted. This growth will not only benefit the business but will also contribute to the local economy.

I understand the importance of compliance with local regulations, zoning requirements, and health and safety standards. I am committed to working closely with the City of Independence to ensure that the proposed tattoo shop aligns seamlessly with the community's values and guidelines.

Enclosed with this are photos of the proposed location, anticipated shop layout, and additional required documents. The shop layout images were taken from my current shop in Blue Springs. All furniture, counters/cabinetry, and artwork are freestanding fixtures that will be relocated to the new location in Independence.

Thank you for considering my business proposal. I am enthusiastic about the opportunity to contribute to the growth and vibrancy of Independence and look forward to the possibility of establishing a successful and responsible business within the city.

Sincerely,

Christopher Layman

Owner

Good Rabbit Tattoo LLC (DBA Everheart Tattoo)

P: +1 (573) 502 – 9921

E: GoodRabbitTattoo@gmail.com

[Enclosures: Signed Application Form, Check for application fee, Plans for leasehold improvements/layout, Plat map of total parcel, Legal Description of property (Exhibit "A" from deed of trust)]

Application Type (check all that apply)

Land Use	Land Subdivision	Site Development	Use Permit	Other
<input type="checkbox"/> Rezoning <input type="checkbox"/> PUD Rezoning	<input type="checkbox"/> Preliminary Plat <input type="checkbox"/> Final Plat <input type="checkbox"/> Minor Subdivision	<input type="checkbox"/> Final Site Plan <input type="checkbox"/> Preliminary Dev Plan <input type="checkbox"/> Final Dev Plan (PUD)	<input checked="" type="checkbox"/> Special Use <input type="checkbox"/> Homebased Business <input type="checkbox"/> Short-Term Rental	<input type="checkbox"/> Admin. Adjustment <input type="checkbox"/> Variance <input type="checkbox"/> Street Name Change <input type="checkbox"/> Special Sign Permit

Project Information and Location

Tattoo Shop & Art Gallery - Good Rabbit Tattoo LLC (DBA Everheart Tattoo)

Project Name

10609 E Winner Road, Independence, Missouri 64052

Project Address/Location

1171 for proposed use	0.47 - total parcel area	1-3 - total parcel	No
Sq. Ft. of Building	Acreage	Number of Lots/Tracts	Steam Buffer (Yes or No)
Arts	Arts	Commercial	Commercial
Existing Zoning	Proposed Zoning	Existing Land Use	Proposed Land Use

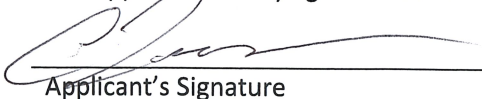
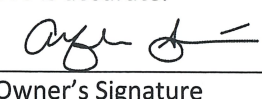
Basic Application Requirements (See the Planning & Zoning Application Guide for additional requirements)

<input checked="" type="checkbox"/> Completed & Signed Application Form <input checked="" type="checkbox"/> Application Fee <input checked="" type="checkbox"/> Cover Letter Describing Details of Project	<input checked="" type="checkbox"/> One 24" x 36" set of plans for Land Sub. & Site Dev. <input checked="" type="checkbox"/> One PDF copy of a plat map or site plan <input checked="" type="checkbox"/> Legal Description of the property in question
--	--

Contact Information

Applicant		Owner	
Christopher Layman	Good Rabbit Tattoo, LLC	RG Landev, LLC	RG Landev, LLC
Name	Company	Name	Company
11505 E 36th St S Independence MO 64052		7500 NW 25th St #257, Doral, FL 33122	
Address		Address	
(573) 502-9921	goodrabbittattoo@gmail.co	786-758-3100	alfredo@rgcappartners.co
Phone	Email	Phone	Email
Architect/Engineer/Surveyor/Other: n/a		Architect/Engineer/Surveyor/Other: n/a	
Name	Company	Name	Company
Address		Address	
Phone	Email	Phone	Email

The applicant hereby agrees that the information provided above is accurate.

	1/4/2024		1/3/24
Applicant's Signature	Date	Owner's Signature	Date

Appendix B - Property Owner Notification Letter

City of Independence, Missouri

Date: 01/05/2024

Case No. 24-200-01

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: Everheart Tattoo - New tattoo studio opening in the community

Applicant: Christopher Layman

Location of Property: 10609 E Winner Rd, Independence, MO 64052

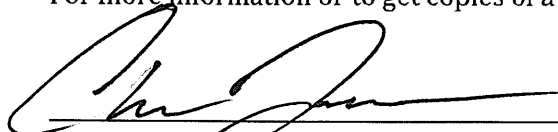
Planning Commission Meeting Date: 02/27, 2024, at 6:00 p.m.

City Council Meeting Date: 04/15, 2024, 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)

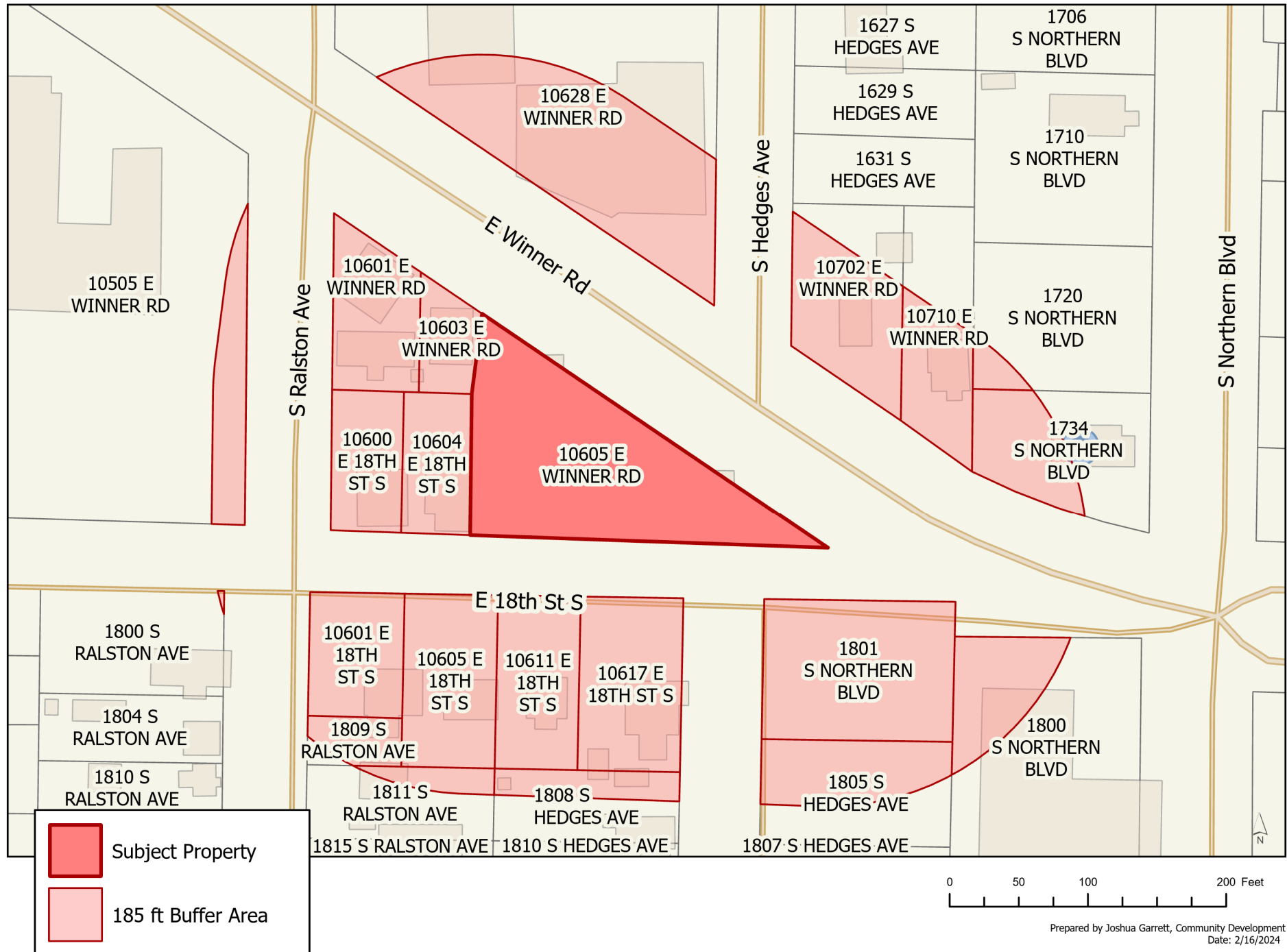
For more information, contact the Community Development Department at 816-325-7421.

Owner	Address	City	State	Zip Code
BUCKALLEW KATHERINE D & MUSSELMAN TAYLOR	10617 E 18TH ST S	INDEPENDENCE	MO	64052
CONNER WILLIAM J & CHERYL A	10611 E 18TH ST S	INDEPENDENCE	MO	64052
CONTRERAS MACARIO	10605 E 18TH ST	INDEPENDENCE	MO	64052
DODGE MARTHA	10601 E 18TH ST S	INDEPENDENCE	MO	64052
ENGLEWOOD ASSEMBLY OF GOD CHURCH INC	10628 E WINNER RD	INDEPENDENCE	MO	64052
GERLT APRIL L	1809 S RALSTON AVE	INDEPENDENCE	MO	64052
MAYWOOD BAPTIST CHURCH	10505 E WINNER RD	INDEPENDENCE	MO	64052
NORTHERN BLVD UNITED METHODIST CHURCH	1800 S NORTHERN BLVD	INDEPENDENCE	MO	64052
PINTER JOE C	10600 E 18TH ST S	INDEPENDENCE	MO	64052
RAMOS VICTOR & MICHELLE BOLANOS	1800 S RALSTON	INDEPENDENCE	MO	64052
ROWLETT ROBERT HOWARD	10702 E WINNER RD	INDEPENDENCE	MO	64052
ROYAL OAKS INVESTMENT GROUP LLC	PO BOX 25364	KANSAS CITY	MO	64119
SHOFF TONILYNN & KERI	10604 E 18TH ST S	INDEPENDENCE	MO	64052
SKYWAY PROPERTIES LLC	9340 WILSON RD	INDEPENDENCE	MO	64053
WALTER J DOUGLAS & SUSAN JANE	116 S PLEASANT ST	INDEPENDENCE	MO	64050

Notification Area

24-200-01

10609 E Winner Road, Independence, MO 64052



Appendix C - Property Owner Notification Affidavit

STATE OF MISSOURI

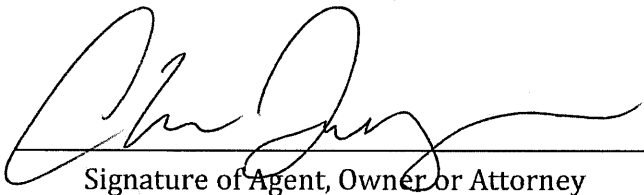
COUNTY OF JACKSON

Case No. 24-200-01

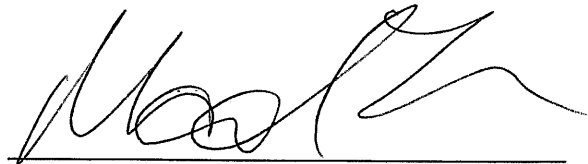
I, Christopher Layman, of lawful age being first duly sworn upon oath, state:

That I am the (agent, owner, attorney) for the property for which the application was filed and did, not later than fifteen (15) days prior to the date of the public hearing scheduled before the Planning Commission, mail notices to all persons owning property within 185 feet of the subject property. **The list of property owners to whom notice has been mailed is attached.**

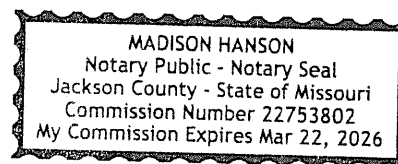
These notices were mailed on the 1 day of 5, 2024.


Signature of Agent, Owner or Attorney

Subscribed and sworn to before me this 5th day of January, 2024.



Notary Public



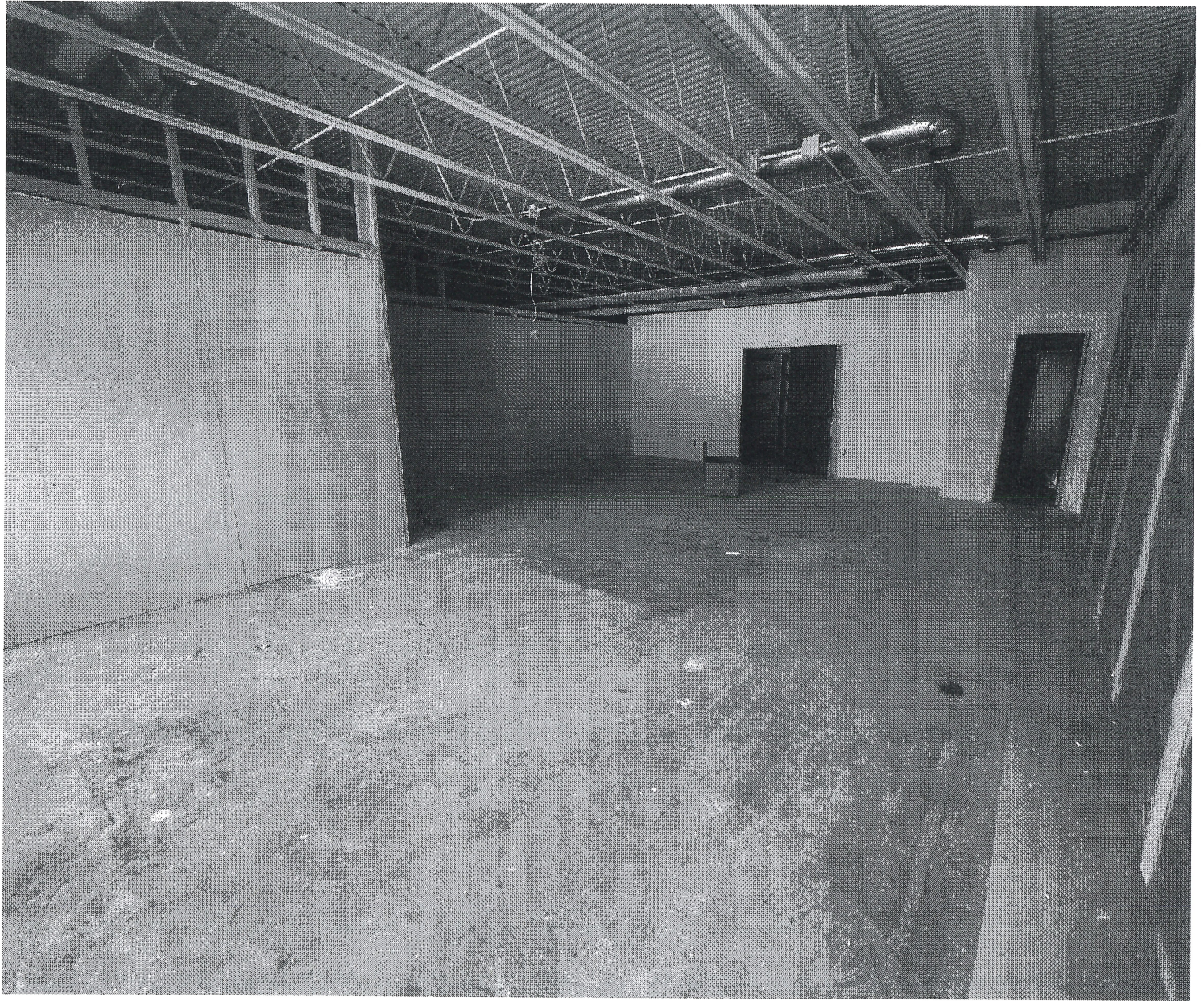
3/22/2026

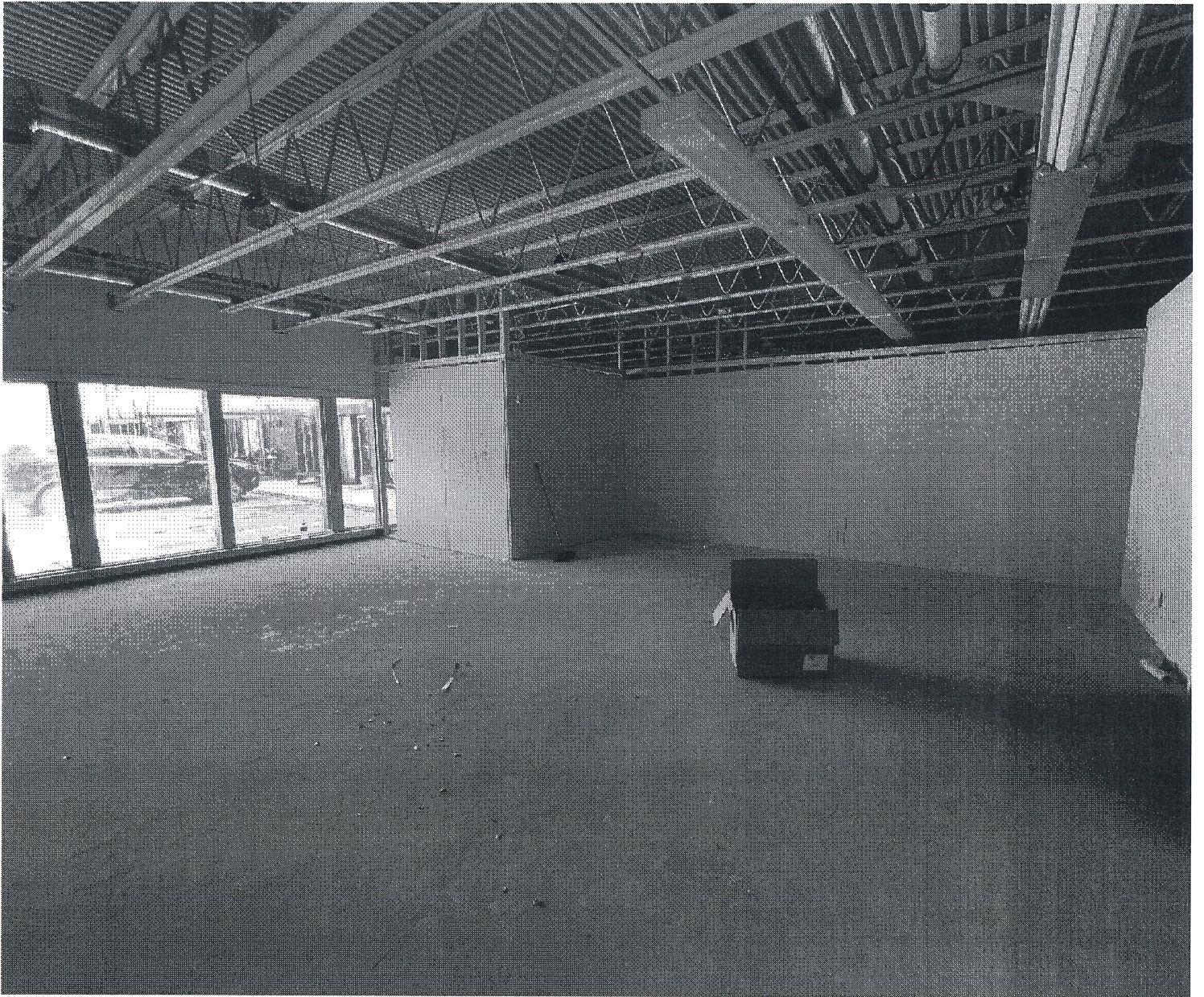
Commission Expiration Date

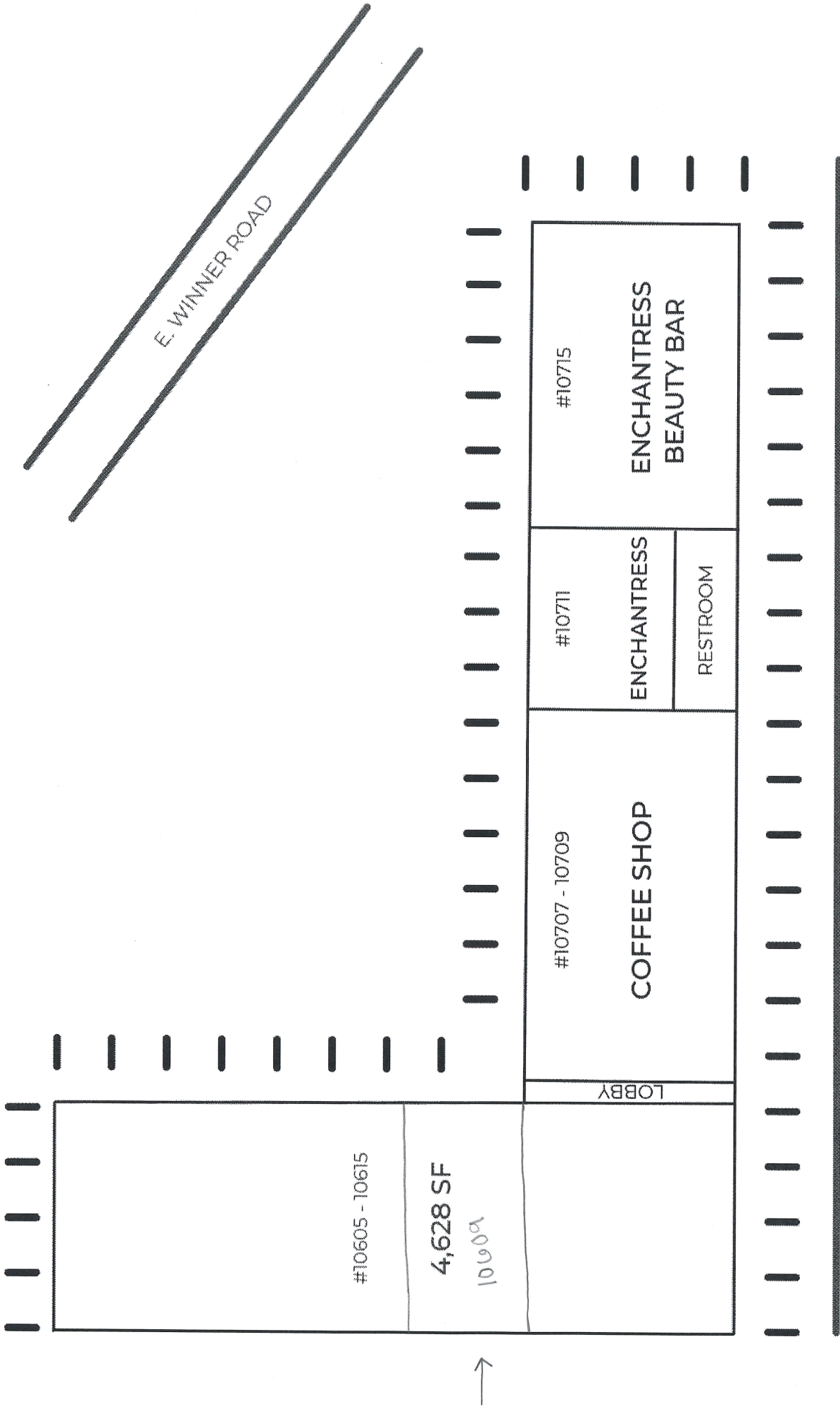













E. 18TH ST. S

Legend

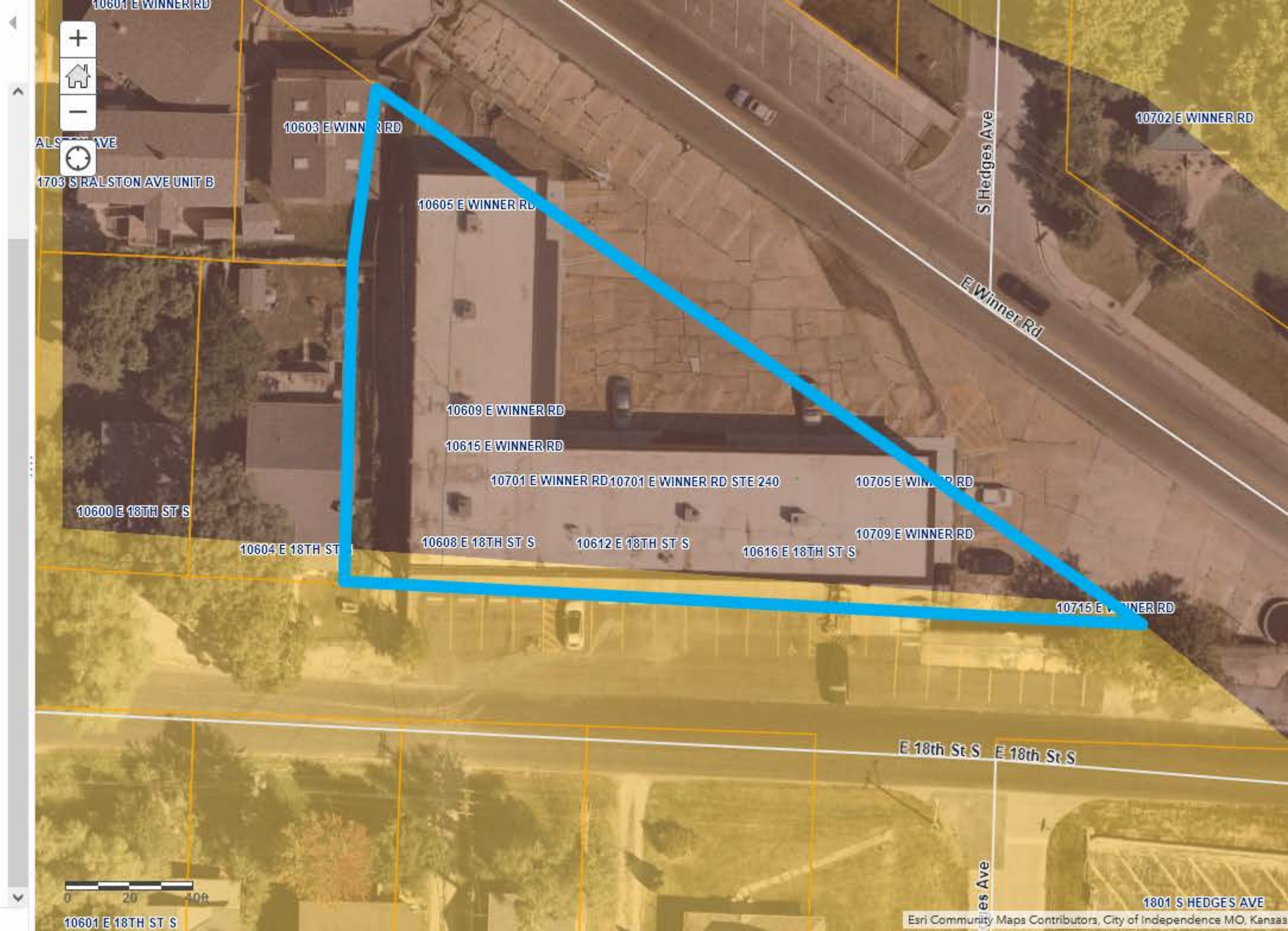
Road Centerline

Parcels

Proposed Land Use (Comp Plan)

-  Residential Neighborhoods
-  Residential Urban Neighborhoods
-  Mixed Use
-  Neighborhood Commercial
-  Community Commercial
-  Regional Commercial
-  Office
-  Business Park
-  Industrial
-  Civic/Public
-  Community Attraction
-  Parks
-  Agricultural

Municipal Boundaries 2023



Legend
Zoning Districts view

- ARTS
- BP
- BP/PUD
- C-1
- C-2
- C-2/HL
- C-2/I-1/U
- C-2/PUD
- C-3
- DFD
- I-1
- I-1/HL
- I-1/U
- I-2
- O-1
- O-1/PUD
- R-1
- R-12
- R-12/HL
- R-12/PUD
- R-18/PUD
- R-2



City of Independence

AGENDA ITEM COVER SHEET

Agenda Title:

Case 24-200-02 – Special Use Permit – 4516 S. Noland Road – A request by Carlota Vitti to operate a tattoo shop.

Department:

Contact Person:

REVIEWERS:

Planning Commission

Approved

Council Action:

Council Action:

ATTACHMENTS:

- ▣ Staff Report
- ▣ Letter from Applicant
- ▣ Application Packet
- ▣ Notification Letter
- ▣ Notification Information
- ▣ Notification Area Map
- ▣ Notification Affidavit
- ▣ Comp Plan Map
- ▣ Zoning Map

MEETING DATE: February 27, 2024 **STAFF:** Joshua Garrett, Planner

PROJECT NAME: Tattoo Shop – Bare Skin Tattoo, LLC

CASE NUMBER/REQUEST: Case 24-200-02– Special Use Permit – 4516 S. Noland Road – A request by Carlota Vitti to operate a Tattoo Shop.

APPLICANT: Carlota Vitti

OWNER: Noland South Development Co, LLP

PROPERTY ADDRESS: 4516 S. Noland Road, Independence, MO 64055

SURROUNDING ZONING/LAND USE:

N/S/E/W: C-2 (General Commercial) – Commercial Uses

PUBLIC NOTICE

- Letters to property owners within 185 feet – February 7, 2024
- Public Notice published in the Independence Examiner – February 9, 2024
- Sign posted on property – February 9th, 2024

FURTHER ACTION:

Following action by the Planning Commission, this special use permit request is scheduled for first reading by the City Council on April 4, 2024, and the public hearing/second reading on April 15, 2024.

RECOMMENDATION

Staff recommends **APPROVAL** of this Special Use Permit request with the following conditions:

1. This Special Use Permit is limited to the unit at 4516 S. Noland Road and does not apply to the entire property.
2. The applicant will obtain and maintain all applicable City and State License and comply with all health requirements.

PROJECT DESCRIPTION & BACKGROUND INFORMATION

PROJECT DESCRIPTION: A request by Carlota Vitti to acquire a Special Use Permit to operate a Tattoo Shop at 4516 S. Noland Road.

Current Zoning:

C-2 (General Commercial)

Proposed Zoning:

C-2 (General Commercial)

Current Use: Vacant Commercial Space

Proposed Use: Tattoo Shop

Acreage: 2.27 Acres

Building Square Footage: 800 SF (Rental Space)

BACKGROUND AND PROPOSAL:

Section 14-416-01-B of the Unified Development Ordinance (UDO) limits the total number of “Body Art Services”, which includes tattoo shops, to one for every 15,000 residents of the City. As of the 2020 decennial census, the number of Body Art Service businesses that can operate in the city is capped at eight. However, there are currently only four such businesses operating in Independence. Which means that four additional Body Art Service businesses can obtain business licenses before the cap is reached.

Further, section 14-16-01-A of the UDO requires body art services in C-2 (General Commercial) districts require a Special Use Permit when they are within 500 feet of any residential use, church, school, or public park. This property lies within 500 feet of the Noland Road Baptist Church and thus requires a Special Use Permit.

PHYSICAL CHARACTERISTICS OF THE PROPERTY:

The property itself is a rectangular lot that sits on the west side of Noland Road. The building on the property faces north and contains several commercial spaces.

CHARACTERISTICS OF THE AREA:

The property is primarily surrounded by various commercial uses. The Noland Road Baptist Church that lies to the northeast of the property is the only non-commercial use in the nearby area.

ANALYSIS

Consistency with *Independence for All*, Strategic Plan:

This proposed use could help support the economic prosperity of this segment of the Noland Road corridor by the occupation of a unit in an existing commercial building.

Comprehensive Plan Guiding Land Use Principles:

The City Comprehensive Plan recommends a Business Park use for this site. This segment of Noland Road has had commercial zoning and uses for decades and is expected to remain here for the foreseeable future.

Historic and Archeological Sites:

There are no apparent historic or archeological issues with this property.

Public Utilities:

All utilities are present on the site and operational.

REVIEW CRITERIA

Recommendations and decisions on special use permit applications must be based on consideration of all the following criteria:

- 1. Compatibility of the proposed use with the character of the neighborhood.**

The area surrounding this property is entirely zoned C-2 (General Commercial) and has a mix of various commercial uses. The building where the applicant seeks to locate has primarily

been leased for office and retail uses. The rental of one of the units in this building should not have an effect on the character of the neighborhood.

2. The extent to which the proposed use is compatible with the adjacent zoning and uses.

As mentioned previously, there is an assortment of businesses in area and this proposed use should have minimal impact on the area.

3. The impact of the proposed use on public facilities.

All public facilities are in place here and this proposed business is not a significant consumer of water, sanitary sewer, and electricity services.

4. The suitability of the property for the permitted uses to which it has been restricted under the applicable zoning district regulations.

This special use permit would allow an additional land use not already permitted by right in C-2 districts or properties within 500 feet of residential uses, churches, schools, or public parks.

5. The extent to which the proposed use may injure or detrimentally affect the use of enjoyment of property in the area.

Based upon the site's zoning and long use as a commercial property, it is not expected to affect any of these issues.

6. The extent to which the proposed use will create excessive stormwater runoff, air pollution, noise pollution or other environmental harm.

As this is a developed site, virtually covered with impervious surfaces, there will be no change in stormwater drainage. This small shop in the existing building will not create any more extensive noise, air, or environmental pollution than other uses that don't require a special use permit.

7. The extent to which there is a need for the use in the community.

The maximum number of body art shop locations in the city is restricted to eight. As a few shops have shuttered recently, the total number of active shops now stands at four; this proposed business would be the fifth location.

8. The ability of the applicant to satisfy any requirements applicable to the specific use imposed pursuant to this article.

If approved with a special use permit, the application appears to satisfy the requirements Section 14-416 of the Unified Development Ordinance.

9. The extent to which public facilities and services are available and adequate to meet the demand for facilities and services generated by the proposed use.

This is an long existing commercial property, all public facilities in place and operational.

10. Conformance of the proposed use to the comprehensive plan and other adopted plans and policies.

The City's updated Comprehensive Plan envisions Business Park uses for this site.

11. The extent to which the use will impact sustainability or revitalization of a given area.

This special use permit would allow this business to utilize a vacant rental space in an existing commercial property helping to sustain the commercial base of the area.

EXHIBITS

1. Cover Letter
2. Application
3. Notification Letter
4. Mailing List
5. Notification Area Map
6. Affidavit
7. Site Map
8. Comp Plan Map
9. Zoning Map

Cover Letter

Bare Skin Tattoo LLC

Bare Skin Tattoo will be a private single artist tattoo parlor working by appointment only on a single client per day basis. The business will provide small, introductory tattoos from existing designs, basic tattoos that can be executed in one hour, and full to half-day sessions with the artist. The artist can offer extended consultations and custom design work with the customers as needed. The business will operate Monday-Friday from the hours of 11am to 7pm. This will not be the traditional dark, loud tattoo parlor that we typically think of. We are going to take a modern and quiet approach to this project as it is going to be a single artist (owner) operated establishment. There will be no drama or drugs involved in this establishment. This shop will not offer piercing or branding services. The artist really wants to focus on quality over quantity, which means that not all projects will be accepted. This artist graduated from an art school and wants to focus on a specific tattooing style that has artistic value and meaning to him.

Application Type (check all that apply)

Land Use	Land Subdivision	Site Development	Use Permit	Other
<input type="checkbox"/> Rezoning <input type="checkbox"/> PUD Rezoning	<input type="checkbox"/> Preliminary Plat <input type="checkbox"/> Final Plat <input type="checkbox"/> Minor Subdivision	<input type="checkbox"/> Final Site Plan <input type="checkbox"/> Preliminary Dev Plan <input type="checkbox"/> Final Dev Plan (PUD)	<input checked="" type="checkbox"/> Special Use <input type="checkbox"/> Homebased Business <input type="checkbox"/> Short-Term Rental	<input type="checkbox"/> Admin. Adjustment <input type="checkbox"/> Variance <input type="checkbox"/> Street Name Change <input type="checkbox"/> Special Sign Permit

Project Information and Location

Tattoo Shop (Bare Skin Tattoo LLC)

Project Name

4516 S Noland Rd Independence, MO 64055

Project Address/Location

800	2.16	1	
Sq. Ft. of Building	Acreage	Number of Lots/Tracts	Stream Buffer (Yes or No)
C2	C2	commercial	commercial
Existing Zoning	Proposed Zoning	Existing Land Use	Proposed Land Use

Basic Application Requirements (See the Planning & Zoning Application Guide for additional requirements)

<input type="checkbox"/> Completed & Signed Application Form <input type="checkbox"/> Application Fee <input type="checkbox"/> Cover Letter Describing Details of Project	<input type="checkbox"/> One 24" x 36" set of plans for Land Sub. & Site Dev. <input type="checkbox"/> One PDF copy of a plat map or site plan <input type="checkbox"/> Legal Description of the property in question
---	---

Contact Information

Applicant

Carlota Vitti

Name	Company
16425 E 36th St S Independence, MO 64055	
Address	
816-665-2231	carlotavitti@gmail.com
Phone	Email

Architect/Engineer/Surveyor/Other: _____

Name	Company
Address	
Phone	Email

I the applicant hereby agrees that the information provi

Applicant's Signature _____ Date _____

Owner

Noland South Development, c/o AREA Real Estate Advisors

Name	Company
4800 Main Street, Suite 400 Kansas City MO 64112	
Address	
816.876..2527	ptaggart@openarea.com
Phone	Email

Architect/Engineer/Surveyor/Other: _____

Name	Company
Address	
Phone	Email

Phillip Taggart AREA, Operations Manager
Agent for Owner

Property Owner Notification Letter

City of Independence, Missouri

Date: 02/08/2024

Case No. 24-200-02

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: Tattoo Shop

Applicant: Miguel

Location of Property: 4516 S. Noland Rd Independence, MO 64055

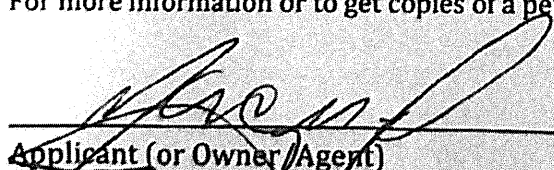
Planning Commission Meeting Date: February, 2024, at 6:00 p.m.

City Council Meeting Date: April, 2024, 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)

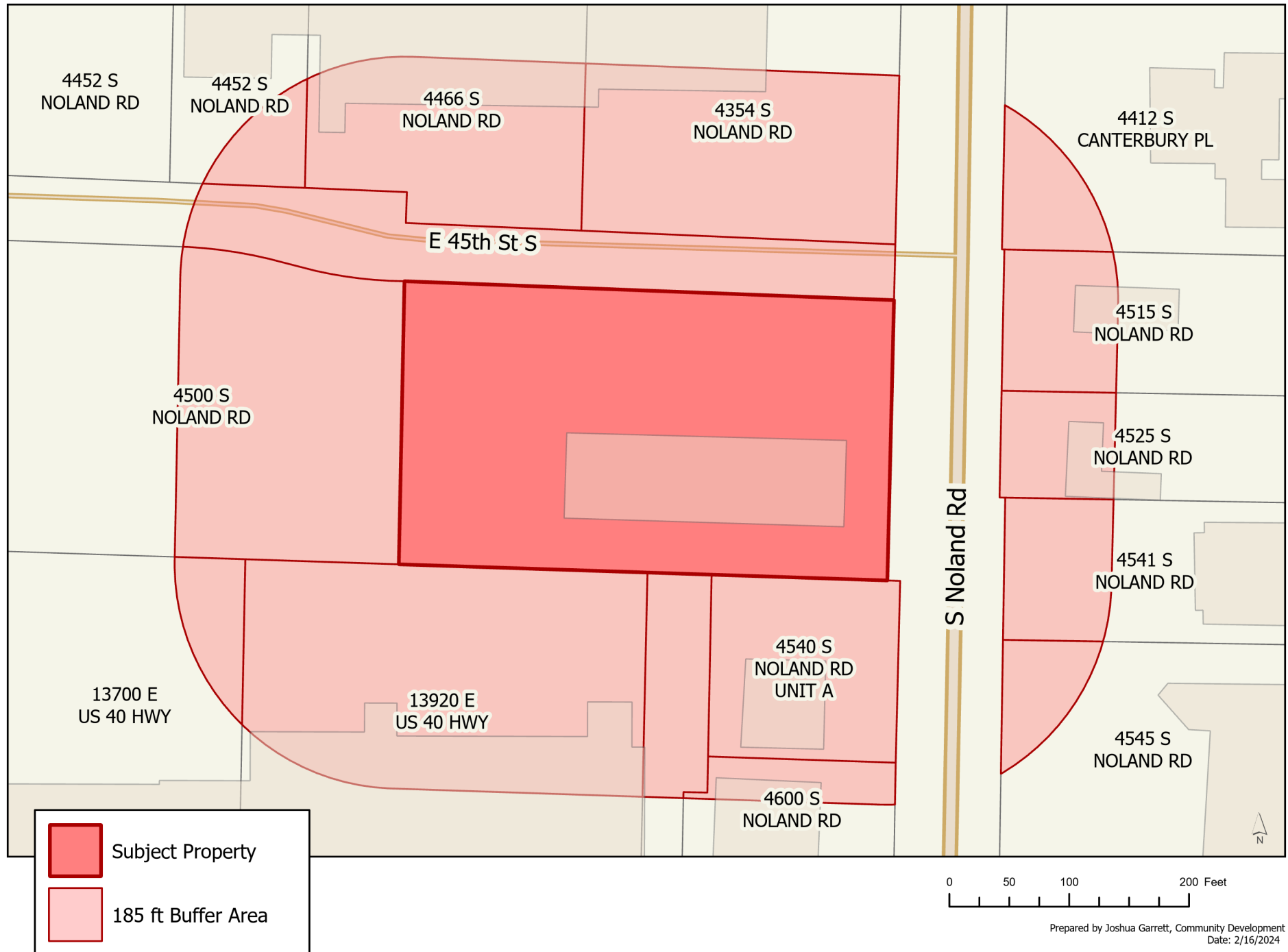
For more information, contact the Community Development Department at 816-325-7421.

Owner	Address	City	State	Zip Code
GATHERING BAPTIST CHURCH, THE	4505 S NOLAND RD	INDEPENDENCE	MO	64055
GILL PROPERTY SOLUTIONS LLC	10301 S PERDUE RD	GRAIN VALLEY	MO	64029
GLO-RAE INVESTMENT CO & SIXBE CO INC	605 W 47TH ST	KANSAS CITY	MO	64112
INDEPENDENCE REAL ESTATE HOLDINGS LLC	805 THIRD AVENUE STE 830	NEW YORK	NY	10022
NNN REIT, LP	450 S ORANGE AVE STE 900	ORLANDO	FL	32801
NOLAND FASHION SC LLC	605 W 47TH ST STE 200	KANSAS CITY	MO	64112
NOLAND SOUTH DEV CO	4800 MAIN ST STE 400	KANSAS CITY	MO	64112
REALTY INCOME CORPORATION	11995 EL CAMINO REAL	SAN DIEGO	CA	92130
WILLIAMSBURG SQUARE APARTMENTS LLC	80 MAIN ST STE 560	WEST ORANGE	NJ	07052

Notification Area

24-200-02

4516 S. Noland Road, Independence, MO 64055



Property Owner Notification Affidavit

STATE OF MISSOURI

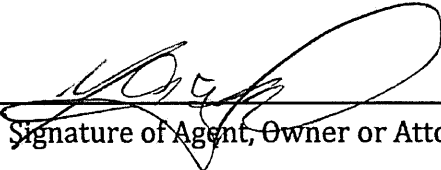
COUNTY OF JACKSON

Case No. 24-200-02

I, Miguel Angel Sosa, of lawful age being first duly sworn upon oath, state:

That I am the (agent, owner, attorney) for the property for which the application was filed and did, not later than fifteen (15) days prior to the date of the public hearing scheduled before the Planning Commission, mail notices to all persons owning property within 185 feet of the subject property. **The list of property owners to whom notice has been mailed is attached.**

These notices were mailed on the 07 day of February, 2024.


Signature of Agent, Owner or Attorney

Subscribed and sworn to before me this 7th day of FEBRUARY, 2024.


Notary Public

02/21/2025
Commission Expiration Date

CHUCK JOHNSON
Notary Public - Notary Seal
Clay County - State of Missouri
Commission Number 12380087
My Commission Expires Feb 21, 2025

Legend

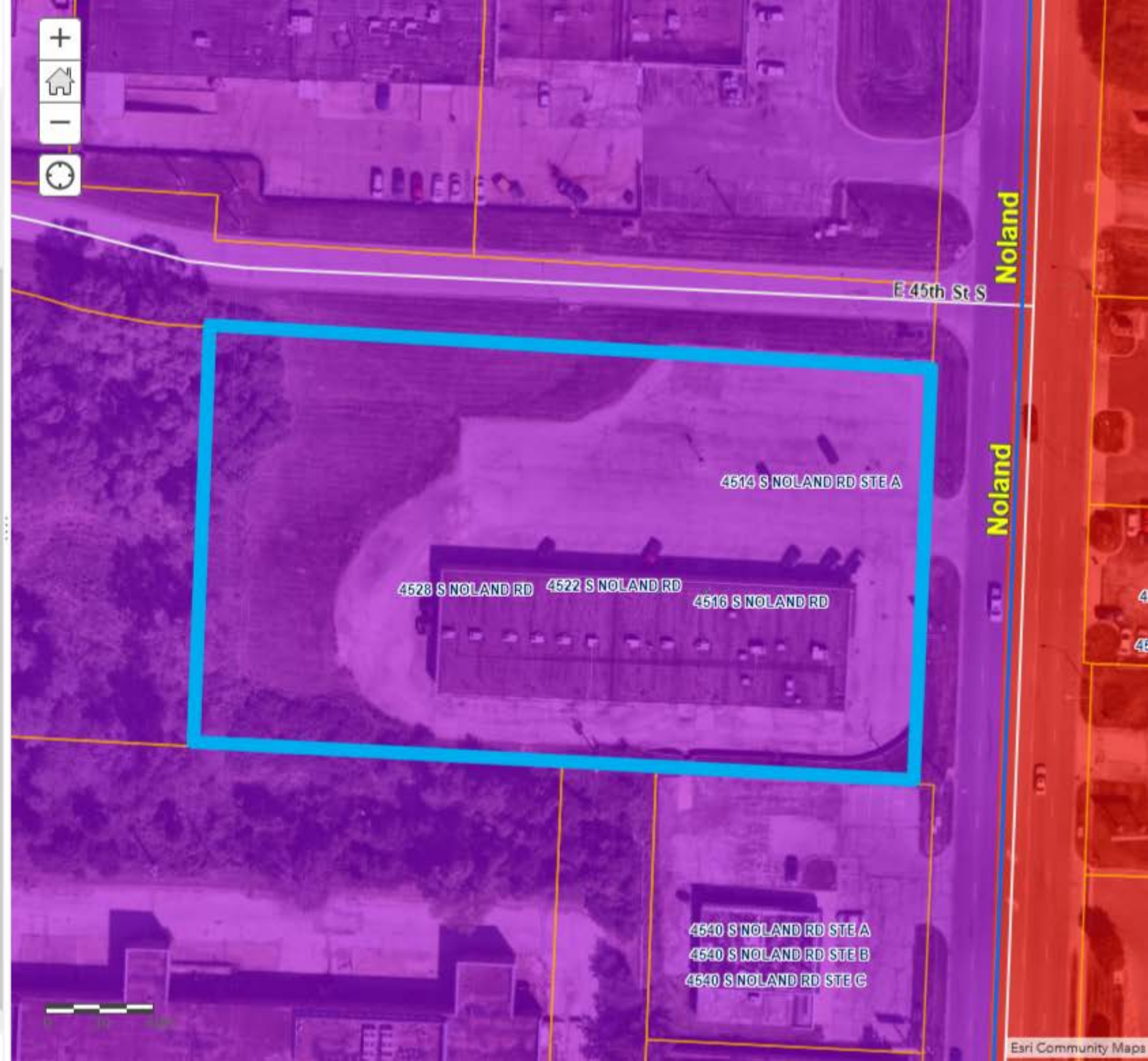
Road Centerline

Parcels

Proposed Land Use (Comp Plan)

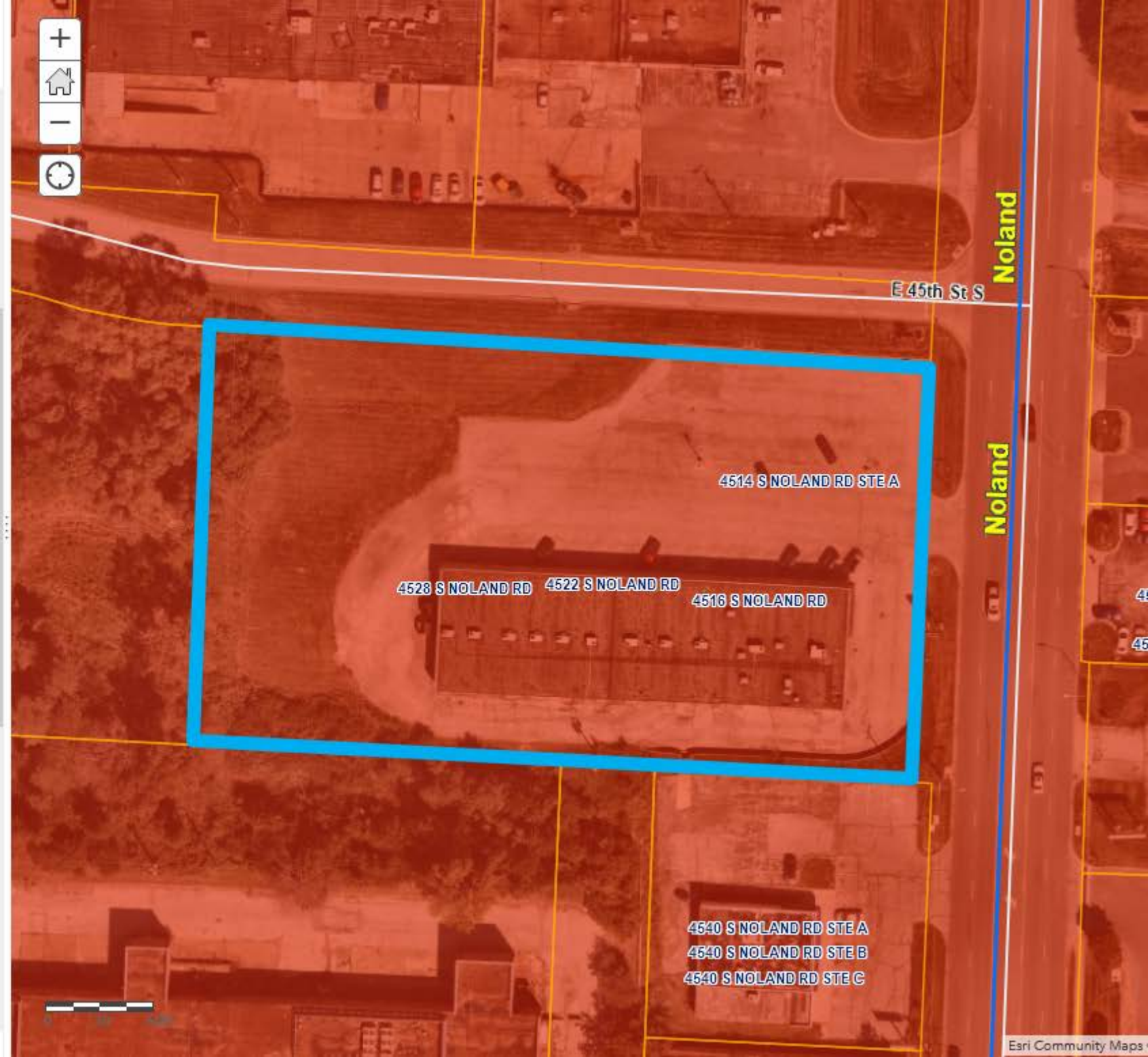
- Residential Neighborhoods
- Residential Urban Neighborhoods
- Mixed Use
- Neighborhood Commercial
- Community Commercial
- Regional Commercial
- Office
- Business Park
- Industrial
- Civic/Public
- Community Attraction
- Parks
- Agricultural

Municipal Boundaries 2023



Legend
Zoning Districts view

- ARTS
- BP
- BP/PUD
- C-1
- C-2
- C-2/HL
- C-2/I-1/U
- C-2/PUD
- C-3
- DFD
- I-1
- I-1/HL
- I-1/U
- I-2
- O-1
- O-1/PUD
- R-1
- R-12
- R-12/HL
- R-12/PUD
- R-18/PUD
- R-2



City of Independence

AGENDA ITEM COVER SHEET

Agenda Title:

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.

Department:

Contact Person:

REVIEWERS:

Planning Commission

Approved

Council Action:

Council Action:

ATTACHMENTS:

- ▣ Staff Report
- ▣ City Code Changes
- ▣ Corridor Image

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

14-418 MOTOR VEHICLE REPAIR

14-418-12 Separation from Other Automotive Uses

The property containing a ~~used car lot~~ motor vehicle repair shall not be located within 750 feet of a property containing the following uses:

- Used car lot;
- Car Wash;
- Motor Vehicle Repair, limited and general;
- Motor Vehicle Rental Agency;
- Heavy Vehicle Dealership;
- Vehicle Storage/Tow lot;
- Tow Lot, Limited;
- Gasoline and Fueling Sales

This separation requirement shall not apply to properties abutting Noland Road between 33rd Street to Aberdeen Street.

