



A GREAT AMERICAN STORY

## Planning Commission Agenda

April 9, 2024

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

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*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 – March 26, 2024

### IV. CASE TO BE CONTINUED – Staff requests this case be continued indefinitely.

- A. Continued Case 24-810-01 – Preliminary Development Plan – 20300 E. Jackson Drive – A request by Menard, Inc for a Preliminary Development Plan approval for a Self-Storage Facility.

### V. PUBLIC HEARING

- A. Case 24-100-09 – Rezoning – 908 N. Liberty Street – A request by Bobby Anderson to rezone the property from C-2 (General Commercial) to R-6 (Single Family Residential).
- B. Case 24-100-10 – Rezoning – 120 E. College Street – A request by Robert Scarborough to rezone the property from R-30/PUD (High Density Residential) to R-6 (Single Family Residential).
- C. Continued Case 24-400-04 – Short-Term Rental – 120 E. College Street - A request by Robert Scarborough for a Short-Term Rental.
- D. Case 24-175-02 – UDO Amendment #65 – Data Center Use – The City proposes Amendment #65 of the Unified Development Ordinance to allow the data center use to District I-1.

### VI. OTHER

- A. Case 24-400-05 – Home Business – 1200 N. Ponca Drive – A request by Toomerland Daycare Service LLC for a Home Daycare Business.

- B. Case 24-400-06 – Short-Term Rental – 300 N. Cedar Avenue – A request by William Zhong for a Short-Term Rental.

**VII. ROUNDTABLE – Next meeting April 23, 2024**

**VIII. ADJOURNMENT**

# *City of Independence*

## AGENDA ITEM COVER SHEET

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**Agenda Title:**

Planning Commission Minutes – March 26, 2024

**Department:****Contact Person:**

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**REVIEWERS:**

Planning Commission

Approved

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**Council Action:****Council Action:**

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**ATTACHMENTS:**

- ▣ Draft PC Minutes

MINUTES  
INDEPENDENCE CITY PLANNING COMMISSION  
March 26, 2024

**MEMBERS PRESENT**

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

**STAFF PRESENT**

Brian Harker – Senior 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 March 26, 2024, in the Independence City Hall Council Chambers, 111 E. Maple Ave. The meeting was called to order.

**CONSENT AGENDA**

**Planning Commission Minutes – March 12, 2024**

**Motion**

Commissioner Nesbitt made a motion to approve the Consent Agenda. Commissioner Ferguson seconded the motion. The motion passed with six affirmative votes.

**CASE TO BE CONTINUED**

**Continued Case 24-400-04 - Short-Term Rental – 120 E. College Street**

**Motion**

Commissioner Nesbitt made a motion to continue Case 24-400-04 to the April 9, 2024, Planning Commission meeting. Commissioner Ferguson seconded the motion. The motion passed with six affirmative votes.

**PUBLIC HEARINGS**

**Continued Case 24-100-05 – Rezoning – 1301 S. Noland Road**

**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.

**Applicant Comments**

Terrell Walls, Broker/Owner of Walls Real Estate Company, 4010 Sterling Ave, Kansas City, stated he was hired by Ms. Richardson to market the property. He further explained that she doesn't want to rezone the property at this time and would like time to try to sell it as a commercial property. He stated he believes he can sell this property as commercial, but they need more time because commercial property takes longer to sell.

Carolyn Richardson, 1301 S. Noland Road, stated she has been at the property since 2019 and went over the improvements she has made to the property. She noted she would like more time to try to sell the property as commercial, and if she's unable to do so, she would be willing to move forward with this rezoning request.

**Public Comments**

No public comments.



### **Commissioner Comments**

In response to Chairman McClain's question, Mr. Arroyo went over the difference between a withdraw vs. a continuance for the applicant. The result of the withdraw would cause the applicant to be in violation of the city code.

Mr. Arroyo responded to Commissioner Ashbaugh's question, stating the main issue is her residing in the property which is zoned as a commercial residence and therefore is not in compliance to city code.

### **Motion**

Commissioner Nesbitt made a motion to continue Case 24-100-05 – Rezoning – 1301 S. Noland Road for three months or to the second meeting in June. Commissioner H. Wiley seconded the motion. The motion was approved with six affirmative votes.

### **Case 24-100-08 – Rezoning – 9519 E. Truman Road**

#### **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.

In response to Commissioner Nesbitt's question, Mr. Arroyo stated he would have to review the CIP to see if there are any projects off Truman.

Mr. Harker responded to Commissioner Ashbaugh's question regarding necessary improvements for a building permit and conditions to zoning not made at that time stating they cannot legally condition zoning.

#### **Applicant Comments**

Dan Steiner, 404 NE Fox Trail Drive, Blue Springs, stated the property is split between residential and commercial and would like to have it all zoned for residential so he can complete repairs.

#### **Public Comments**

Brian Kearney, 9725 E. Winner Road, stated his support for rezoning to a residential zoning and how it will help improve the neighborhood.

### **Motion**

Commissioner Nesbitt made a motion to approve Case 24-100-08 – Rezoning – 9519 E. Truman Road. Commissioner O'Neill seconded the motion. The motion was approved with six affirmative votes.

### **ROUNDTABLE**

Chairman McClain mentioned staff is reviewing Short Term Rental, and other city codes prior to upcoming big events to make the best decisions for the city.

### **ADJOURNMENT**

*The meeting was adjourned at 6:59 p.m.*

# *City of Independence*

## AGENDA ITEM COVER SHEET

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### **Agenda Title:**

Case 24-100-09 – Rezoning – 908 N. Liberty Street – A request by Bobby Anderson to rezone the property from C-2 (General Commercial) to R-6 (Single Family Residential).

### **Department:**

### **Contact Person:**

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### **REVIEWERS:**

Planning Commission

Approved

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### **Council Action:**

### **Council Action:**

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### **ATTACHMENTS:**

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

**MEETING DATE:** April 9, 2024

**STAFF:** Brian Harker, Senior Planner

**PROJECT NAME:** Rezoning to R-6 Single-Family Residential

**CASE NUMBER/REQUEST:** **Case 24-100-09 – Rezoning – 908 N. Liberty Street** – A request by Bobby Anderson to rezone the subject property from C-2 (General Commercial) to R-6 (Single-Family Residential).

**APPLICANT/OWNER:** Bobby Anderson

**PROPERTY ADDRESS:** 908 N. Liberty Street, Independence, MO 64050

**SURROUNDING ZONING/LAND USE:**

**North:** C-2 (General Commercial) ...multiple-family residence

**South:** R-6 (Single-Family Residential)...single-family residence

**East:** C-2 (General Commercial)...strip shopping center

**West:** C-2 (General Commercial)...single-family residence

**PUBLIC NOTICE**

- Letters to property owners within 185 feet – February 28, 2024
- Public Notice published in the Independence Examiner – March 19, 2024
- Sign posted on property – March 22, 2024

**FURTHER ACTION:**

Following action by the Planning Commission, this rezoning request is scheduled for first reading by the City Council on May 6, 2024, and the public hearing/second reading on May 20, 2024.

### RECOMMENDATION

Staff recommends **APPROVAL** of this rezoning request.

### PROJECT DESCRIPTION & BACKGROUND INFORMATION

**PROJECT DESCRIPTION:** A request by Bobby Anderson to rezone the property from C-2 (General Commercial) to R-6 (Single-Family Residential).

**Current Zoning:** C-2 (General Commercial)

**Proposed Zoning:** R-6 (Single-Family Residential)

**Prior to 1980:** C-2 was C-3 (Commercial)

**Current Use:** Single-Family Home

**Proposed Use:** Single-Family Home

**Proposed Use:** Single-Family Home

**Lot Square Footage:** 8,119-square feet

**Building Square Footage:** 1,470-square feet

**PROPOSAL:**

The applicant seeks to rezone the property at 908 N. Liberty Street from C-2 (General Commercial) to R-6 (Single-Family Residential) so that he can more easily get a loan to remodel the residence. In the

future, it could also be difficult to obtain a mortgage for the property and its legal nonconforming status would be an encumbrance to its reconstruction if necessary.

### **PROPERTY HISTORY:**

The addition was annexed into the city in 1851. The residential lot, in Wulfekrammer Place, was platted in August of 1936. In 1965, it was zoned C-3 (Commercial). In 1980 the zoning was updated to be C-2 (General Commercial). The zoning of the property has remained unchanged to the present.

### **PHYSICAL CHARACTERISTICS OF THE PROPERTY:**

The small brick bungalow sets on a 0.19-acre lot. It is a 1½-story home with a single-car wide gravel driveway to the south.

### **CHARACTERISTICS OF THE AREA:**

The house sets one lot south of a corner property that contains a multiple family-residence. A strip center lays across N. Liberty Street to the East. The remainder of the adjacent and surrounding properties are occupied by homes of similar size and age.

## **ANALYSIS**

### **Consistency with *Independence for All*, Strategic Plan:**

Rezoning this property is consistent with the *Independence for All*, Strategic Plan. One of the objectives of the plan is to “stabilize and revitalize neighborhoods.” Rezoning this property to R-6 will ensure that the essential character of the neighborhood is preserved.

### **Comprehensive Plan Guiding Land Use Principles:**

The Comprehensive Plan envisions the future land use of this property and the surrounding area to be Residential Neighborhoods. Rezoning the property to match the existing land-use will ensure the property continues to be single-family residential in nature, which aligns with the vision of the Comprehensive Plan.

### **Zoning:**

Section 14-300-02 of the Unified Development Ordinance (UDO) outlines the purpose of Independence’s zoning districts by stating that they “are intended to create, maintain, and promote a variety of housing opportunities for individual households and to maintain the desired physical character of existing neighborhoods.” By rezoning this property to R-6 (Single-Family Residential), the zoning will match the existing land-use of the property and the surrounding single-family uses.

### **Historic and Archeological Sites:**

There are no apparent historic or archeological sites located on this property.

### **Public Utilities:**

All utilities are present in on the property.

### CIP Investments:

Currently there are no CIP investments along N. Liberty Street.

### REVIEW CRITERIA

Recommendations and decisions on rezoning applications must be based on consideration of all the following criteria:

- 1. Conformance of the requested zoning with the comprehensive plan.**  
*The Comprehensive Plan envisions this area to be Residential Neighborhoods.*
- 2. Conformance of the requested zoning with any adopted neighborhood or sub-area plans in which the property is located or abuts.**  
*This property is located within the Downtown Revitalization Plan area.*
- 3. The compatibility of the proposed zoning with the zoning and use of the nearby property, including any overlay zoning.**  
*The existing zoning and uses of the surrounding neighborhood is that of a single-family residential neighborhood.*
- 4. The compatibility of the proposed zoning and allowed uses with the character of the neighborhood.**  
*The existing character of the vicinity is that of a single-family residential neighborhood.*
- 5. The suitability of the subject property for the uses to which it has been restricted under the existing zoning regulations.**  
*With the current zoning in place, the existing single-family home is nonconforming. By rezoning the property to R-6, the applicant will be able to rehabilitate the property.*
- 6. The length of time the subject property has remained vacant as zoned.**  
*The property has not been vacant.*
- 7. The extent of which approving the rezoning will detrimentally affect nearby properties.**  
*Rezoning this property to R-6 will not have a detrimental effect on the nearby properties. This is because the residential use will be similar to that which currently exists in the surrounding neighborhood.*
- 8. The gain, if any, to the public health, safety, and welfare due to denial of the application, as compared to the hardship imposed upon the landowner, if any, because of denial of the application.**  
*Denial of this zoning will inhibit the ability of the applicant to get future building permits, mortgages and refinancing.*
- 9.**

### EXHIBITS

1. Narrative
2. Application
3. Notification Letter
4. Mailing List
5. Affidavit
6. Plot Plan
7. Comp Plan Map
8. Zoning Map

I Bobby Anderson would  
like my house AT 908 N Liberty st  
REZONED to Residential so I  
CAN get A LOAN ON my house  
for repairs on my house

Thank You

Bobby Anderson



## Application Type (check all that apply)

Land Use	Land Subdivision	Site Development	Use Permit	Other
<input checked="" 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 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

Rezoning

Project Name \_\_\_\_\_

908 N. Liberty St

Project Address/Location \_\_\_\_\_

1200 Lot 2 II-130'43

Sq. Ft. of Building \_\_\_\_\_ Acreage \_\_\_\_\_ Number of Lots/Tracts \_\_\_\_\_ Steam Buffer (Yes or No) \_\_\_\_\_

C-2 R-6 Single Family Home Same

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

## Contact Information

Applicant		Owner	
<u>Bobby Anderson</u>		<u>Same</u>	
Name	Company	Name	Company
<u>908 N. Liberty St, Independence</u>			
Address		Address	
<u>816-807-8916</u>	<u>Bobby-A 9243 @ATT.net</u>		
Phone	Email	Phone	Email
Architect/Engineer/Surveyor/Other: _____		Architect/Engineer/Surveyor/Other: _____	
Name _____ Company _____		Name _____ Company _____	
Address _____		Address _____	
Phone _____ Email _____		Phone _____ Email _____	

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

<u>Bobby Anderson</u>	<u>2-16-24</u>	<u>Bobby Anderson</u>	<u>2-16-24</u>
Applicant's Signature	Date	Owner's Signature	Date



# Property Owner Notification Letter

## City of Independence, Missouri

Date: 2-16-24

Case No. 24-100-09

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:** Rezoning from C-2 (General Commercial) to R-6 (Single Family Residential)

**Applicant:** Bobby Anderson

**Location of Property:** 708 N. Liberty St

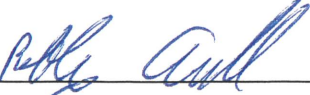
**Planning Commission Meeting Date:** 4/9/24, 2024, at 6:00 p.m.

**City Council Meeting Date:** May 6, 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
ARF 2 LLC	16657 E 23RD ST S STE 370	INDEPENDENCE	MO	64055
C-DAR LLC	29003 E 116TH ST	LEES SUMMIT	MO	64086
GERMOSEN JOANNA	910 N LIBERTY ST	INDEPENDENCE	MO	64050
GUILLEN MAURICIO A GUERRA	902 N LIBERTY	INDEPENDENCE	MO	64050
HAGELIN AH SHIA	904 N LIBERTY ST	INDEPENDENCE	MO	64050
LEWIS DELBERT RAYMON	212 W US 24 HWY	INDEPENDENCE	MO	64050
LYNN NANCY J	903 N LIBERTY ST	INDEPENDENCE	MO	64050
SCHMIDLING DOROTHY E-TRUSTEE	26970 TONGANOXIE RD	LEAVENWORTH	KS	66048
SHAN LLC	16316 STEARNS ST	OVERLAND PARK	KS	66221
SY MARILYN G TRUSTEE	3209 SHADY BEND DR	INDEPENDENCE	MO	64052
VISHNANI SHIRAJ & SALIMA	8605 W 142ND TER	OVERLAND PARK	KS	66223

# Property Owner Notification Affidavit

STATE OF MISSOURI

COUNTY OF JACKSON

Case No. 24-100-09

I, Bobby Anderson, of lawful age being first duly sworn upon oath, state:

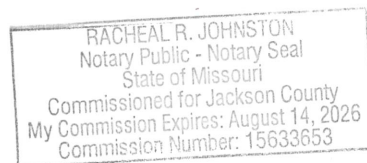
That I am the (agent, owner, attorney) for the property for which the application was filed and did, not later than fifteen (15) days prior to the date of the public hearing scheduled before the Planning Commission, mail notices to all persons owning property within 185 feet of the subject property.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

These notices were mailed on the 20th day of February, 2024.

[Signature]  
Signature of Agent, Owner or Attorney

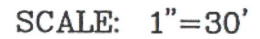
Subscribed and sworn to before me this 20th day of February, 2024.

Racheal R. Johnston  
Notary Public



8/14/2026  
Commission Expiration Date

WPKC@WPEKC.COM



(4044) Easement Sketch



Legend

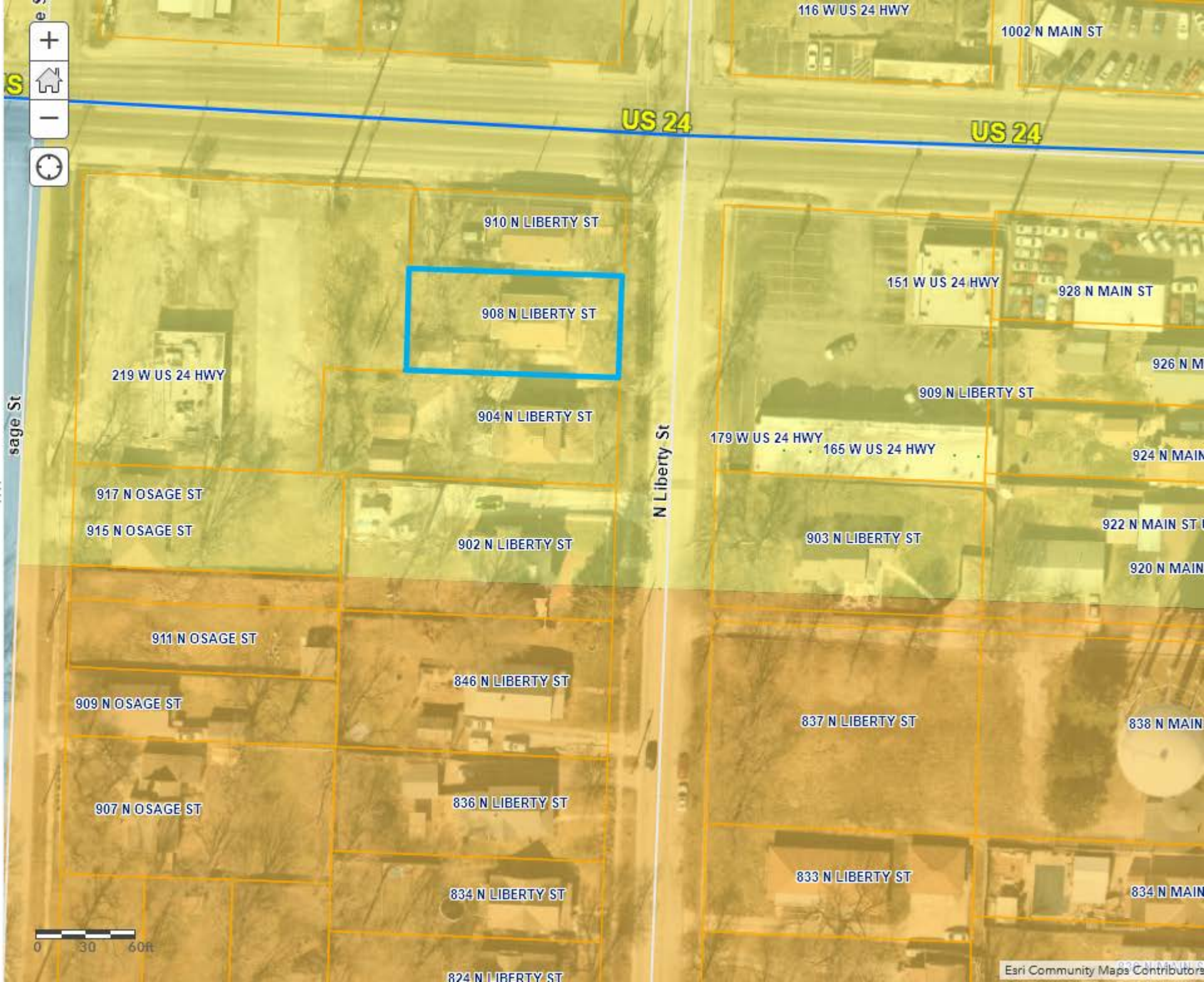
Parcels



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

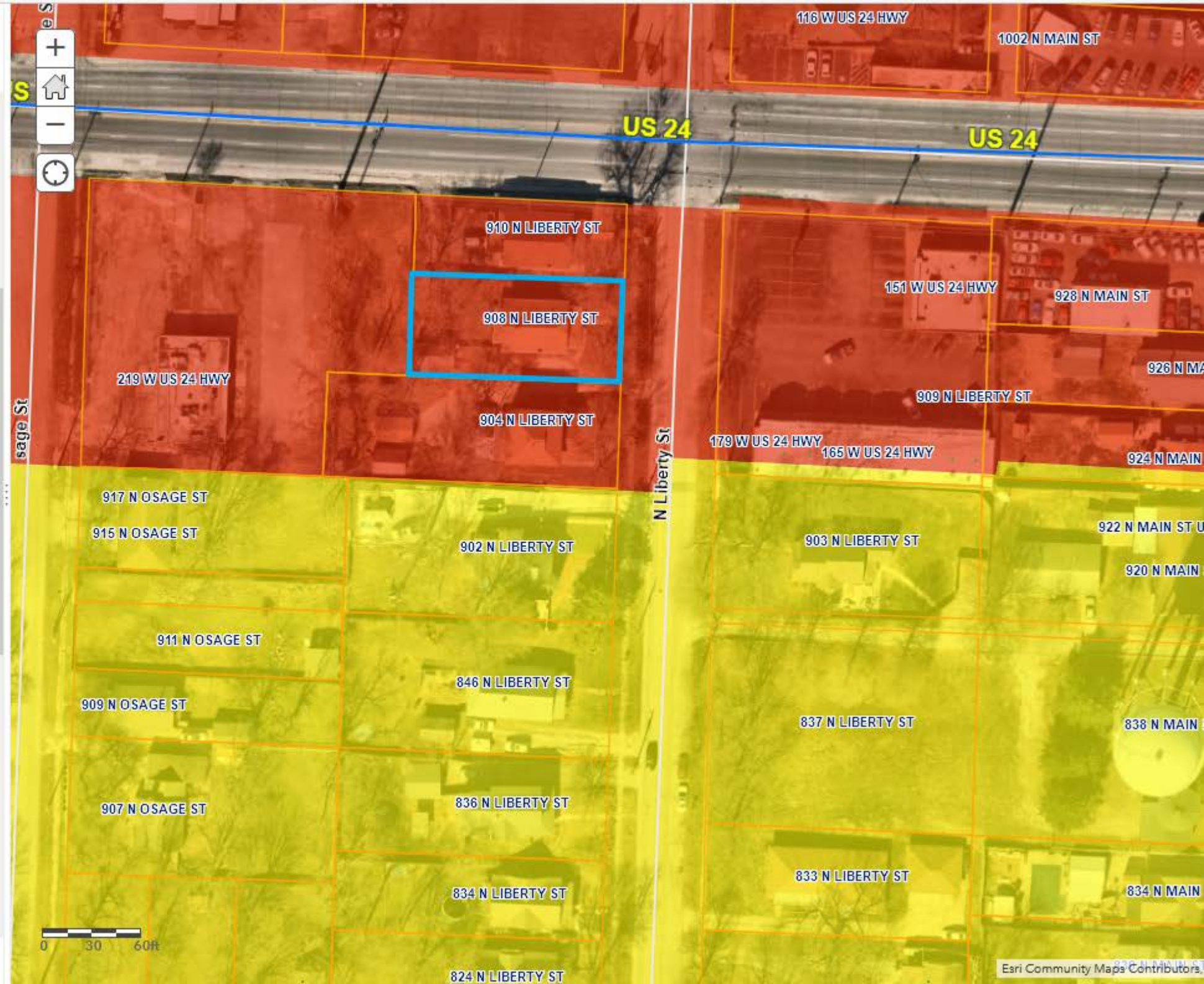
Municipal Boundaries 2023





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



# *City of Independence*

## AGENDA ITEM COVER SHEET

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### **Agenda Title:**

Case 24-100-10 – Rezoning – 120 E. College Street – A request by Robert Scarborough to rezone the property from R-30/PUD (High Density Residential) to R-6 (Single Family Residential).

### **Department:**

### **Contact Person:**

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### **REVIEWERS:**

Planning Commission

Approved

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### **Council Action:**

### **Council Action:**

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### **ATTACHMENTS:**

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

**MEETING DATE:** March 26, 2024

**STAFF:** Joshua Garrett, Planner

**PROJECT NAME:** Rezoning to R-6 Single-Family Residential

**CASE NUMBER/REQUEST:** **Case 24-100-10 – Rezoning – 120 E. College Street** – A request by Rob Scarborough to rezone the subject property from R-30/PUD (High Density Residential) to R-6 (Single-Family Residential).

**APPLICANT/OWNER:** Rob Scarborough

**PROPERTY ADDRESS:** 120 E. College Street, Independence, MO 64050

**SURROUNDING ZONING/LAND USE:**

**N/E:** R-30/PUD (High-Density Residential) – Apartments

**South:** C-2 (General Commerical) – Commercial Properties

**West:** C-1 (General Commerical) – Single Family Residences

**PUBLIC NOTICE**

- Letters to property owners within 185 feet – March 6, 2024
- Public Notice published in the Independence Examiner – March 6, 2024
- Sign posted on property – March 6, 2024

**FURTHER ACTION:**

Following action by the Planning Commission, this rezoning request is scheduled for first reading by the City Council on May 6, 2024, and the public hearing/second reading on May 20, 2024.

### RECOMMENDATION

Staff recommends **APPROVAL** of this rezoning request.

### PROJECT DESCRIPTION & BACKGROUND INFORMATION

**PROJECT DESCRIPTION:** A request by Rob Scarborough to rezone the property from R-30/PUD (High-Density Residential) to R-6 (Single-Family Residential).

**Current Zoning:**

R-30/PUD (High Density Residential)

**Proposed Zoning:**

R-6 (Single-Family Residential)

**Current Use:** Single-Family Home

**Proposed Use:** Single-Family Home

**Acreage:** 0.31 Acres

**Building Square Footage:** ≈ 1,488 sq feet

**BACKGROUND:**

The applicant has submitted an application to operate a Short-Term Rental on the property. The Unified Development Ordinance requires limits STRs in residential zones to R-6 (Single-Family Residential) and R-12 (Two-Family Residential) districts. The current zoning for the property is R-



30/PUD (High-Density Residential). Despite the multifamily zoning, the property has always been a single-family residence since the home was built in 1890.

### **PROPERTY HISTORY:**

The residential lot was platted in October of 1873 and the home on the property was built in 1890. In 1965, it was zoned R-4 (Apartments). In 1980 the zoning was updated to be R-4 (High Density Residential) and in 2009, when the current version of the UDO was adopted, the zoning was updated to R-30/PUD (High Density Residential). The zoning of the property has remained unchanged since this update in 2009.

### **PHYSICAL CHARACTERISTICS OF THE PROPERTY:**

The home sets on a 0.31-acre lot. It is a single-story home with a newly paved driveway on the east side. The house has three bedrooms, a living room, kitchen, dining room, and a bathroom.

### **CHARACTERISTICS OF THE AREA:**

An apartment building lies to the east of the subject property. Other Single-Family style homes lie to the North and West. South of the property, across College Street, are a few businesses and a smaller apartment complex.

### **PROPOSAL:**

The applicant seeks to have this property rezoned to R-6 (Single-Family Residential) so that the property can be used for a Short-Term Rental.

## **ANALYSIS**

### **Consistency with *Independence for All*, Strategic Plan:**

Rezoning this property is consistent with the *Independence for All*, Strategic Plan. One of the objectives of the plan is to “stabilize and revitalize neighborhoods.” Rezoning this property to R-6 will ensure that the essential character of the neighborhood is preserved.

### **Comprehensive Plan Guiding Land Use Principles:**

The Comprehensive plan envisions the future land use of this property and the surrounding area to be residential neighborhoods. Rezoning the property to match the existing land-use will ensure the property continues to be single-family residential in nature, which aligns with the vision of the comprehensive plan.

### **Zoning:**

Section 14-300-02 of the Unified Development Ordinance outlines the purpose of Independence’s zoning districts by stating that they “are intended to create, maintain, and promote a variety of housing opportunities for individual households and to maintain the desired physical character of existing neighborhoods.” By rezoning this property to R-6 (Single-Family Residential), the zoning will match the existing land-use of the property.

### **Historic and Archeological Sites:**

There are no apparent historic or archeological sites located on these properties.

**Public Utilities:**

All utilities are present in on the property.

**CIP Investments:**

Currently there are no CIP investments in this area.

**REVIEW CRITERIA**

Recommendations and decisions on rezoning applications must be based on consideration of all the following criteria:

**1. Conformance of the requested zoning with the comprehensive plan.**

*The Comprehensive Plan envisions this area to be Residential Neighborhoods.*

**2. Conformance of the requested zoning with any adopted neighborhood or sub-area plans in which the property is located or abuts.**

*There are no recent neighborhood or sub-area plans for this area.*

**3. The compatibility of the proposed zoning with the zoning and use of the nearby property, including any overlay zoning.**

*The surrounding area is a mix of several zoning districts, including R-30/PUD (High Density Residential) and C-1 (Neighborhood Commercial). While this arrangement of zoning districts may be unusual for new development. Rezoning this property to match its existing land use is preferable continuing it's legal-nonconforming status in its current zone.*

**4. The compatibility of the proposed zoning and allowed uses with the character of the neighborhood.**

*Rezoning to R-6 (Single-Family Residential) will ensure the character of the neighborhood is retained.*

**5. The suitability of the subject property for the uses to which it has been restricted under the existing zoning regulations.**

*With the current zoning in place, single-family homes are not permitted. The existing home on the property is currently legal-nonconforming. This property is much more suited for single-family homes than high density apartments.*

**6. The length of time the subject property has remained vacant as zoned.**

*The property is not vacant. The single-family home has been on the property since 1890.*

**7. The extent of which approving the rezoning will detrimentally affect nearby properties.**

*Rezoning this property to R-6 will not have a detrimental affect on the nearby properties. If anything, the affect will be positive.*

8. **The gain, if any, to the public health, safety, and welfare due to denial of the application, as compared to the hardship imposed upon the landowner, if any, because of denial of the application.**

*Denial of the rezoning will likely mean that the property remains legal-nonconforming and may in the future prevent this property from being used for single-family purposes.*

### EXHIBITS

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

## Planning & Zoning Application Cover Letter

To whom it may concern:

I am requesting the property at 120 E College Street in Independence, MO 64050, be rezoned from R-30 to R-6. This single-family home was built in 1890. It was initially incorrectly zoned R-30.

This request would correct this mistake.

Sincerely,



Robert M Scarborough

Managing Member

Scarborough Real Estate Investments, LLC

### Application Type (check all that apply)

Land Use	Land Subdivision	Site Development	Use Permit	Other
<input checked="" 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 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

Project Name 120 E College St			
Project Address/Location 1488 .31 1			
Sq. Ft. of Building R-30	Acreage R-6	Number of Lots/Tracts SFR	Steam Buffer (Yes or No) SFR
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 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 checked="" type="checkbox"/> Legal Description of the property in question
--	--

### Contact Information

#### Applicant

Robert M Scarborough	Scarborough Real Estate In
Name	Company
603 Quincy Boulevard	
Address	
8162630849	scarborough.rei@gmail.com
Phone	Email

Architect/Engineer/Surveyor/Other: \_\_\_\_\_

Name	Company
Address	
Phone	Email


#### Owner

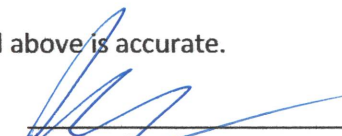
Same	
Name	Company
Same	
Address	
Same	
Phone	Email

Architect/Engineer/Surveyor/Other: \_\_\_\_\_

Name	Company
Address	
Phone	Email

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

 3/5/2024  
Applicant's Signature Date

 3/5/2024  
Owner's Signature Date

# Property Owner Notification Letter

## City of Independence, Missouri

Date: \_\_\_\_\_

Case No. \_\_\_\_\_

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:** \_\_\_\_\_

**Applicant:** \_\_\_\_\_

**Location of Property:** \_\_\_\_\_

**Planning Commission Meeting Date:** \_\_\_\_\_, 20\_\_\_\_, at 6:00 p.m.

City Council Meeting Date: \_\_\_\_\_, 20\_\_\_\_, 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
ALBERTS MIKKA ROSHAY	623 N MAIN ST	INDEPENDENCE	MO	64050
BOLINGER ERWIN L & ANN M	715 N MAIN ST	INDEPENDENCE	MO	64050
CRUMBAUGH STANLEY W & MICHELE	117 E COLLEGE	INDEPENDENCE	MO	64050
LESH JUDITH L TRUSTEE	137 E COLLEGE ST	INDEPENDENCE	MO	64050
LIVING YOUNG INVESTMENTS LLC	1120 S BUCKNER TARSNEY RD	BUCKNER	MO	64016
LONDRIE KELLY SUE	619 N MAIN	INDEPENDENCE	MO	64050
PELED GROUP LLC	2847 S INGRAM MILL RD STE A100	SPRINGFIELD	MO	65804
ROB & JON ENTERPRISES LLC	2515 MOONLIGHT GLEN	ESCANDIDO	CA	92026
SAMANTHA HEIGHTS LP	250 NE MULBERRY ST STE 201	LEES SUMMIT	MO	64086
UNITED CHURCH OF CHRIST	727 N MAIN	INDEPENDENCE	MO	64050

# Property Owner Notification Affidavit

STATE OF MISSOURI

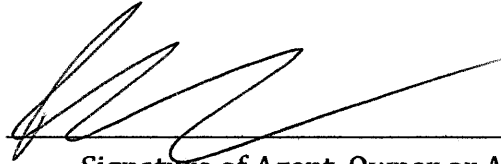
COUNTY OF ~~JACKSON~~ Clay

Case No. 24-100-10

I, Robert M Scarborough, of lawful age being first duly sworn upon oath, state:

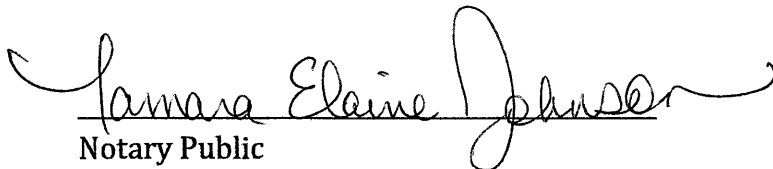
That I am the (agent, owner, attorney) for the property for which the application was filed and did, not later than fifteen (15) days prior to the date of the public hearing scheduled before the Planning Commission, mail notices to all persons owning property within 185 feet of the subject property.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

These notices were mailed on the 6th day of March, 2024.



Signature of Agent, Owner or Attorney

Subscribed and sworn to before me this 6 day of March, 2024.



Notary Public

8-10-2027  
Commission Expiration Date

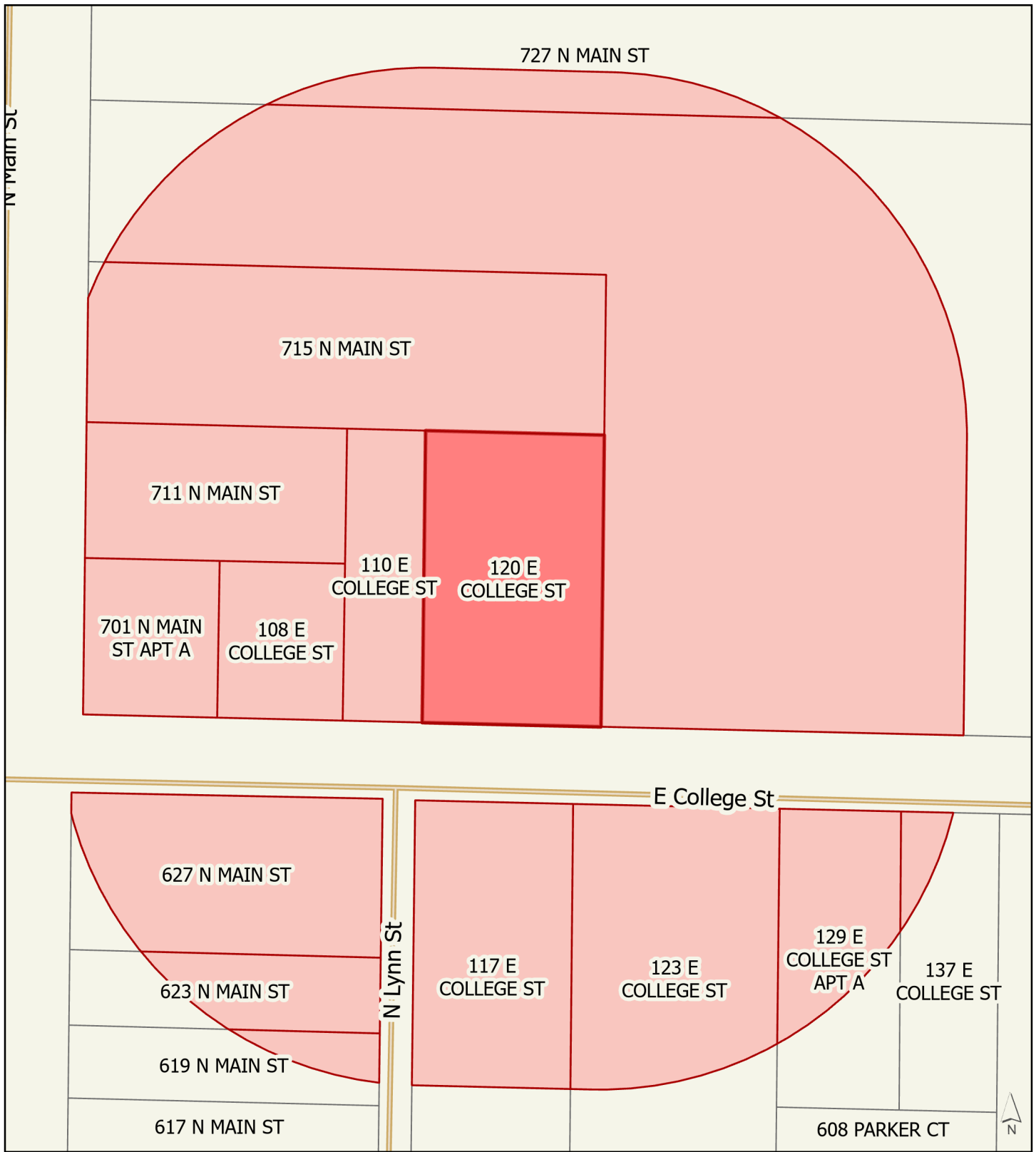
TAMARA ELAINE JOHNSON  
NOTARY PUBLIC - NOTARY SEAL  
STATE OF MISSOURI  
MY COMMISSION EXPIRES AUGUST 10, 2027  
CLAY COUNTY  
COMMISSION #15133356





# Notification Area

24-100-10

120 E College Street, Independence, MO 64050



-  Subject Property
-  185 ft Buffer Area

0 25 50 100 Feet

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

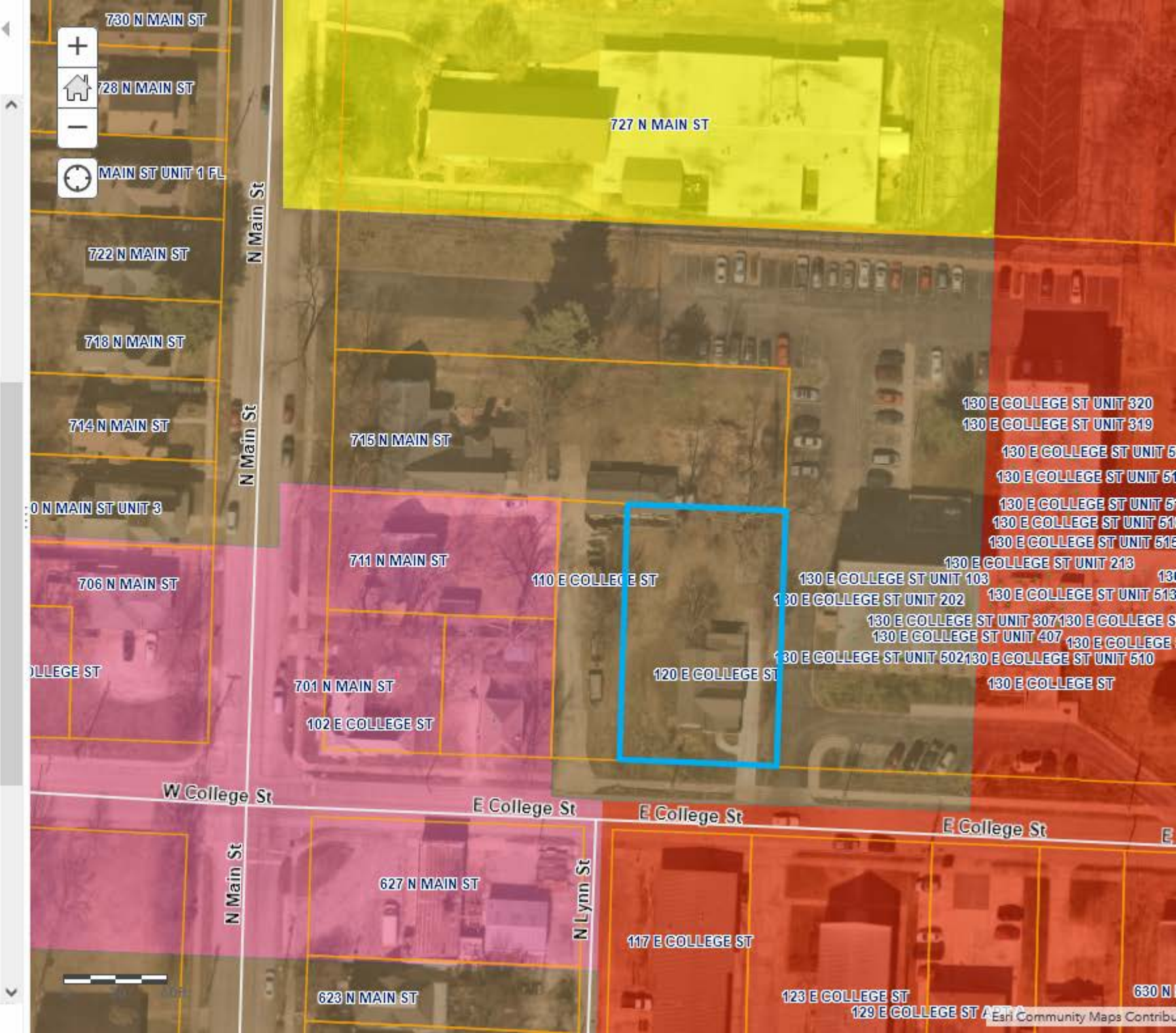
Municipal Boundaries 2023





Legend

- 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
- R-2/PUD
- R-30/PUD
- R-4
- R-4/PUD



# *City of Independence*

## AGENDA ITEM COVER SHEET

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### **Agenda Title:**

Continued Case 24-400-04 – Short-Term Rental – 120 E. College Street - A request by Robert Scarborough for a Short-Term Rental.

### **Department:**

### **Contact Person:**

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### **REVIEWERS:**

Planning Commission

Approved

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### **Council Action:**

### **Council Action:**

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### **ATTACHMENTS:**

- ▣ Application
- ▣ Staff Report
- ▣ Online Application
- ▣ Notification Letter
- ▣ Notification Information
- ▣ Notification Affidavit
- ▣ Notification Area Map
- ▣ Floor Plan
- ▣ Fire Safety Plan
- ▣ Parking Spaces
- ▣ House Image
- ▣ Nearest Short Term Rental Map



### 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 type="checkbox"/> Special Use <input type="checkbox"/> Homebased Business <input checked="" 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

Project Name			
120 E College St Independence, MO 64050			
Project Address/Location			
1488	.31	1	
Sq. Ft. of Building	Acreage	Number of Lots/Tracts	Steam Buffer (Yes or No)
R-30/PUD	R-30/PUD	1	
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 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

Robert Scarborough      Scarborough Real Est Inv

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Name      Company

603 Quincy Blvd, Smithville, MO 64089

---

Address

816-263-0849      scarborough.rei@gmail.com

---

Phone      Email

**Architect/Engineer/Surveyor/Other:** N/A

Name      Company

Address

Phone      Email

#### Owner

Same

---

Name      Company

Address

Phone      Email

**Architect/Engineer/Surveyor/Other:** N/A

Name      Company

Address

Phone      Email

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

      1/16/2024

---

Applicant's Signature      Date

\_\_\_\_\_  
Owner's Signature      Date

## Short-Term Rental Cover Letter

Date: 1/16/2024

To whom it may concern:

This letter is to accompany the Planning and Zoning Application Form for the property located at 120 E College, Independence, MO 64050. This home is proposed to be a Short-Term Rental.

The specifics of the operation of the Short-Term Rental are as follows:

- 1) There are 3 bedrooms in the home
- 2) The total occupancy of this home is 7 guests (2 in each bedroom, plus 1 on an air mattress in the living room)
- 3) The home is 1488 sq'
- 4) The home has space for 3 vehicles, not including street parking
- 5) We will contract with Ted's for weekly trash removal
- 6) We have provided the items listed in 14-420-05-A
  - a) A map identifying escape routes shall be posted in each guest room
  - b) Carbon Monoxide detection as required by code
  - c) Child-proofed electrical outlets
  - d) Emergency contact information for the owner or manager shall be provided to each guest and posted in each guest room
  - e) Fire extinguishers as required by code
  - f) Smoke detectors as required by code
- 7) We will utilize AirBNB.com to market our Short-Term Rental
- 8) We have several years of experience hosting visitors in the Short-Term Rental space. With that experience, we have developed systems to significantly reduce the number of issues in the home and with our neighbors. Those systems are broken down into 3 categories:
  - a) Prevention: screen potential guests before they have the chance to reserve the home
    - i) We do not allow gatherings or parties in the home
    - ii) We do not host guests from the greater Kansas City area without understanding why they want to reserve a home near where they live
      - (1) Guests that are from the greater Kansas City area are required to provide the first and last name of every adult that will be in the home so we can do our due diligence (Casenet, social media platforms, etc.)
    - iii) We do not allow guests with less than a 5-Star rating to reserve the home without understanding why they have this rating
      - (1) This could be due to the person being new to the platform (no reviews)
      - (2) This could also be due to a previous host having a negative experience with the guest

- iv) We have found items i) and ii) prevent more than 98% of the potential issues we have experienced
- b) Realization: a guest passes through our processes without raising flags but causes issues
  - i) We utilize Noise Monitoring Hardware in each of our homes
    - (1) We are notified when the noise level is above 85db for 10 continuous minutes and begin contacting the guest
    - (2) Once notified of 85db for 20 continuous minutes, we will contact AirBNB to begin the process of canceling the reservation and removing the guests from the home
  - ii) We have electronic locks that alert us when the door is locked and unlocked
  - iii) We have exterior cameras to confirm the number of vehicles as well as guests on the outside of the home (hanging out in the backyard, front yard, and driveway, for example)
  - iv) We have very good relationships with the neighbors. If they see something that doesn't look or sound right, they have my contact information and are encouraged to contact me
- c) Mitigation: If we need to remove guests,
  - i) Through AirBNB, we have the ability to cancel the reservation
  - ii) Once canceled, we will work with the guest to leave the home immediately
  - iii) If the guest will not leave, we will work with local authorities to have them removed for trespassing
  - iv) In hosting over 2,000 groups through AirBNB, we have never had to contact the local authorities for any reason
- 9) In hosting over 2,000 groups on AirBNB, we are not aware of guests ever bringing more vehicles than bedrooms
  - a) I believe this is due to our strict policies on guests local to the greater Kansas City area
  - b) The guests we host are generally out of town, thereby limiting the number of vehicles they bring
- 10) We have our occupancy limit clearly defined in our marketing, and we do not allow variances in our occupancy policy

If you have any questions, please feel free to contact me at 913-800-7677.

Sincerely,



Robert M Scarborough

On behalf of  
Just Like Home Vacation Rentals







## Legal Description

### Basic Information

Parcel # 26-220-11-42-00-0-00-000

Address:

120 E College

INDEPENDENCE, MO 64050

Lot Size: .31 acres

Bldg Area: 1488 Sq. Ft.

#Beds: 3

#Baths:2

Year Built:

1890

Tax Code Area: 9

Land Use Code: SF RESIDENCE

Exemption:

Legal Description: FLOURNOYS ADDITION---E 91' OF TH E 132' OF LOT 31

**MEETING DATE:** April 9, 2024

**STAFF:** Joshua Garrett, Planner

**PROJECT NAME:** Rob Scarborough Short-Term Rental

**CASE NUMBER/REQUEST:** **Case 24-400-04 – Short-Term Rental – 120 E. College Street** – A request by Rob Scarborough for a Short-Term Rental.

**PROPERTY ADDRESS:** 120 E. College Street, Independence, MO 64050

**APPLICANT/PROPERTY MANAGER:** Rob Scarborough

**APPLICANT ADDRESS :** 603 Quincy Boulevardr, Smithville, MO 64089

**SUBJECT PROPERTY ZONING:** R-30/PUD (High Density Residential)

**SURROUNDING ZONINGS/LAND USES:**

- N/E:** R-30/PUD (High-Density Residential) – Apartments
- South:** C-2 (General Commerical) – Commercial Properties
- West:** C-1 (General Commerical) – Single Family Residences

**PUBLIC NOTICE:**

- Letters to property owners within 185 feet were mailed February 22, 2024
- Notification signs were posted on the property February 26, 2024

**FURTHER ACTION:**

Unless a valid protest petition is submitted, or the applicant seeks to appeal the action of the Planning Commission, this application is not reviewed by the City Council.

### RECOMMENDATION

Staff recommends **APPROVAL** of this Short-Term Rental with the following conditions:

1. The property shall be rezoned prior to a business license being issued and the short-term rental operating.
2. 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.
3. The business must comply with all safety and other standards established by Section 14-420 of the City Code.
4. The maximum occupancy of the premises shall be limited eight (8) persons total.
5. The maximum number of bedrooms shall be three (3).
6. 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.

### PROJECT DESCRIPTION

**PROJECT DESCRIPTION:**

Robert Scarborough seeks approval of a Short-Term Rental at 120 E. College Street, Independence, MO 64050.

<b>Current Zoning:</b>	R-30/PUD (High Density Residential)	<b>Current Use:</b>	Single-Family Residential
<b>Former Zoning:</b>	Prior to 2009: R-4 (High Density Residential) Prior to 1980: R-4 (Apartments) Prior to 1965: Not Zoned	<b>Proposed Use:</b>	Short-Term Rental

**BACKGROUND INFORMATION**

**PROPOSAL:**

The applicant seeks approval by the Planning Commission to legally use this property as a Short-Term Rental.

**PROPERTY HISTORY:**

The residential lot was platted in October of 1873 and the home on the property was built in 1890. In 1965, it was zoned R-4 (Apartments). In 1980 the zoning was updated to be R-4 (High Density Residential) and in 2009, when the current version of the UDO was adopted, the zoning was updated to R-30/PUD (High Density Residential). The zoning of the property has remained unchanged since this update in 2009.

**PHYSICAL CHARACTERISTICS OF PROPERTY:**

The home sets on a 0.31-acre lot. It is a single-story home with a newly paved driveway on the east side. The house has three bedrooms, a living room, kitchen, dining room, and a bathroom.

**CHARACTERISTICS OF THE AREA:**

An apartment building lies to the east of the subject property. Other Single-Family style homes lie to the North and West. South of the property, across College Street, are a few businesses and a smaller apartment complex.

**PARKING:**

The property has a 15-foot-wide driveway adjacent to the house. This driveway can easily accommodate four vehicles. Paved driveway space is not an issue.

**UNRULY GUESTS/SECURITY:**

The applicant lives in Smithville. Property management and booking will be handled by the applicant. Unruly guests will be monitored by the applicant with Minut. In the event of an emergency, and the applicant be needed, he will be able to respond to issues or concerns.

**SHORT TERM RENTAL REQUIREMENTS:**

The applicant must address the following topics:

- **Noise monitoring** – The applicant has indicated he has installed a noise monitoring device (Minut).
- **Trash Removal** - Trash pick-up is scheduled as a weekly service by Ted’s Trash.
- **Property listing** - The property will be listed on AirBNB.

- **Business operations/security** – The applicant will oversee site security and general business operations, including screening customers, and coordinating bookings.
- **City's Short Term Rental checklist** – The form was completed by the applicant covering licensing, future inspections, insurance, on-site information posting, and so forth.
- **Fire safety** – A fire evacuation plan had been submitted along with floor plans of the house. The fire escape plan must also be posted per Code requirement.
- **City inspection** – The property has been inspected by the Fire Inspector and passed the Initial Short-Term Rental Fire and Life Safety Inspection.

There are no other Short-Term rentals in this area, therefore this application follows the density limitations of the City Code.

#### **EXHIBITS**

1. Paper Application
2. Online Application
3. Notification Letter
4. Address list
5. Mailing affidavit
6. Notification Map
7. Floor Plan
8. Evacuation Plan
9. Parking Plan
10. House Image
11. Nearest Short Term Rental Map

120 E College St Independence MO 64050

STR License

Submitted

Application number	A00119	Applicant name	Rob Scarborough
Application date	2024-01-21		

▼ Collapse details

Submitted ▼

Send license

Edit

Property Address  
120 E COLLEGE ST INDEPENDENCE MO 64050

Parcel Number  
26220114200000000

Permit Held By  
Owner

Rental Structure  
Single family

Possible Violations

We found no violations for this property

Add Note

Notes

Add

Permit Holder

First Name  
Rob

Last Name  
Scarborough

Company Name  
Scarborough Real Estate Investments, LLC

Phone Number  
913-800-7677

Email  
scarborough.rei@gmail.com

Mailing Address  
603 Quincy Blvd, Smithville, MO 64089

Property Owner(s)

Property Owner #1

First Name  
Rob

Last Name  
Scarborough

Company Name  
Scarborough Real Estate Investments, LLC

Phone Number  
913-800-7677

Email  
scarborough.rei@gmail.com

Mailing Address  
603 Quincy Blvd, Smithville, MO 64089

Property Manager

First Name  
Rob

Last Name  
Scarborough

Company Name  
Scarborough Real Estate Investments, LLC

Phone Number  
913-800-7677

Email  
scarborough.rei@gmail.com

Mailing Address  
603 Quincy Blvd, Smithville, MO 64089

Responsible Agent

First Name  
Rob

Last Name  
Scarborough

Company Name  
Scarborough Real Estate Investments, LLC

Phone Number  
913-800-7677

Email  
scarborough.rei@gmail.com

Mailing Address  
603 Quincy Blvd, Smithville, MO 64089

Verification Documents

Floor Plan  
[floor\\_plan\\_2024-01-21-224101.pdf](#)

Evacuation Plan  
[fire\\_safety\\_2024-01-21-224101.pdf](#)

Parking Plan  
[parking\\_spaces\\_2024-01-21-224101.pdf](#)

Supplemental Questions

What is the total number of bedrooms? ^

3

Total number of parking spaces available on the property? ^

3

What is your proposed total occupancy? ^

8

Is street parking allowed? ^

No

Please provide your Noise Management Plan: ^

We utilize a Minut Noise Monitoring System at this STR. We are notified if noise levels reach 85db's for more than ten consecutive minutes. Quiet hours and the Good Neighbor Guide are posted in the guidebook inside the home.

Please provide your Trash Disposal & Collection Plan: ^

We utilize Ted's Trash service for weekly trash pickup.

Please provide all platforms that you plan to advertise on. ^

We will use AirBNB, once approved





PROPERTY OWNER NOTIFICATION LETTER  
For a Short-Term Rental Business

Date: February 21, 2024

Case Number: 24-400-05

Dear Property Owner:

This is to notify you that an application has been submitted for the consideration of a short-term rental business at the following address. A public hearing will be held for this application by the Independence Planning Commission at the date and time listed below.

Address of proposed Short-Term Rental: 120 E. College Street, Independence, MO 64050

Total Maximum occupancy: Eight (8) total guests (two(2) adults per room, six(6) total adults)

Number of bedrooms used: Three (3)

PROPERTY OWNER:

Name: Robert Scarborough

Phone: (913) 800-7677

E-Mail: [scarborough.rei@gmail.com](mailto:scarborough.rei@gmail.com)

Planning Commission Meeting Date: March 12, 2024, at 6:00 p.m.

Location of public hearing: City Council Chambers, City Hall  
111 E. Maple Ave, Independence, MO 64050

All interested persons are invited to participate and will have an opportunity to be heard at the public hearing. If you have questions regarding this short-term rental operation, you may wish to contact the property owner or manager, as listed above. For information regarding the filing of a protest petition, please contact the Community Development Department at 816-325-7421.

**Joshua Garrett**

Joshua Garrett  
Planner

Owner	Address	City	State	Zip Code
ALBERTS MIKKA ROSHAY	623 N MAIN ST	INDEPENDENCE	MO	64050
BOLINGER ERWIN L & ANN M	715 N MAIN ST	INDEPENDENCE	MO	64050
CRUMBAUGH STANLEY W & MICHELE	117 E COLLEGE	INDEPENDENCE	MO	64050
LESH JUDITH L TRUSTEE	137 E COLLEGE ST	INDEPENDENCE	MO	64050
LIVING YOUNG INVESTMENTS LLC	1120 S BUCKNER TARSNEY RD	BUCKNER	MO	64016
LONDRIE KELLY SUE	619 N MAIN	INDEPENDENCE	MO	64050
PELED GROUP LLC	2847 S INGRAM MILL RD STE A100	SPRINGFIELD	MO	65804
ROB & JON ENTERPRISES LLC	2515 MOONLIGHT GLEN	ESCANDIDO	CA	92026
SAMANTHA HEIGHTS LP	250 NE MULBERRY ST STE 201	LEES SUMMIT	MO	64086
UNITED CHURCH OF CHRIST	727 N MAIN	INDEPENDENCE	MO	64050

# Property Owner Notification Affidavit

STATE OF MISSOURI

COUNTY OF JACKSON

Case No. 24-400-04/24-100-10

I, Jodi Baker, 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 21 day of March, 2024.

Jodi Baker

Signature of Agent, Owner or Attorney

Subscribed and sworn to before me this 21 day of March, 2024.

Miranda L Rice

Notary Public

March 12, 2028

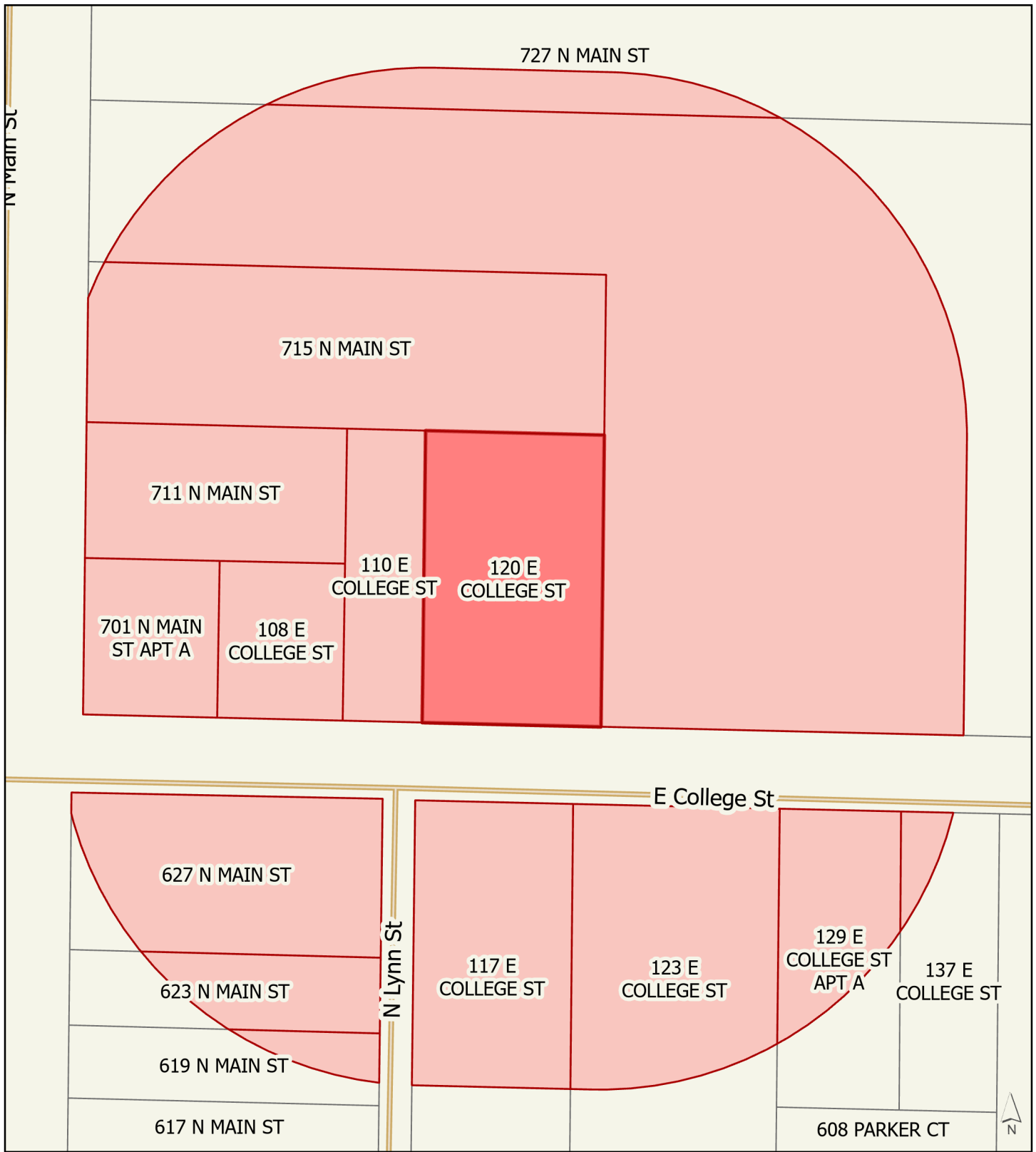
Commission Expiration Date





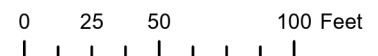
# Notification Area

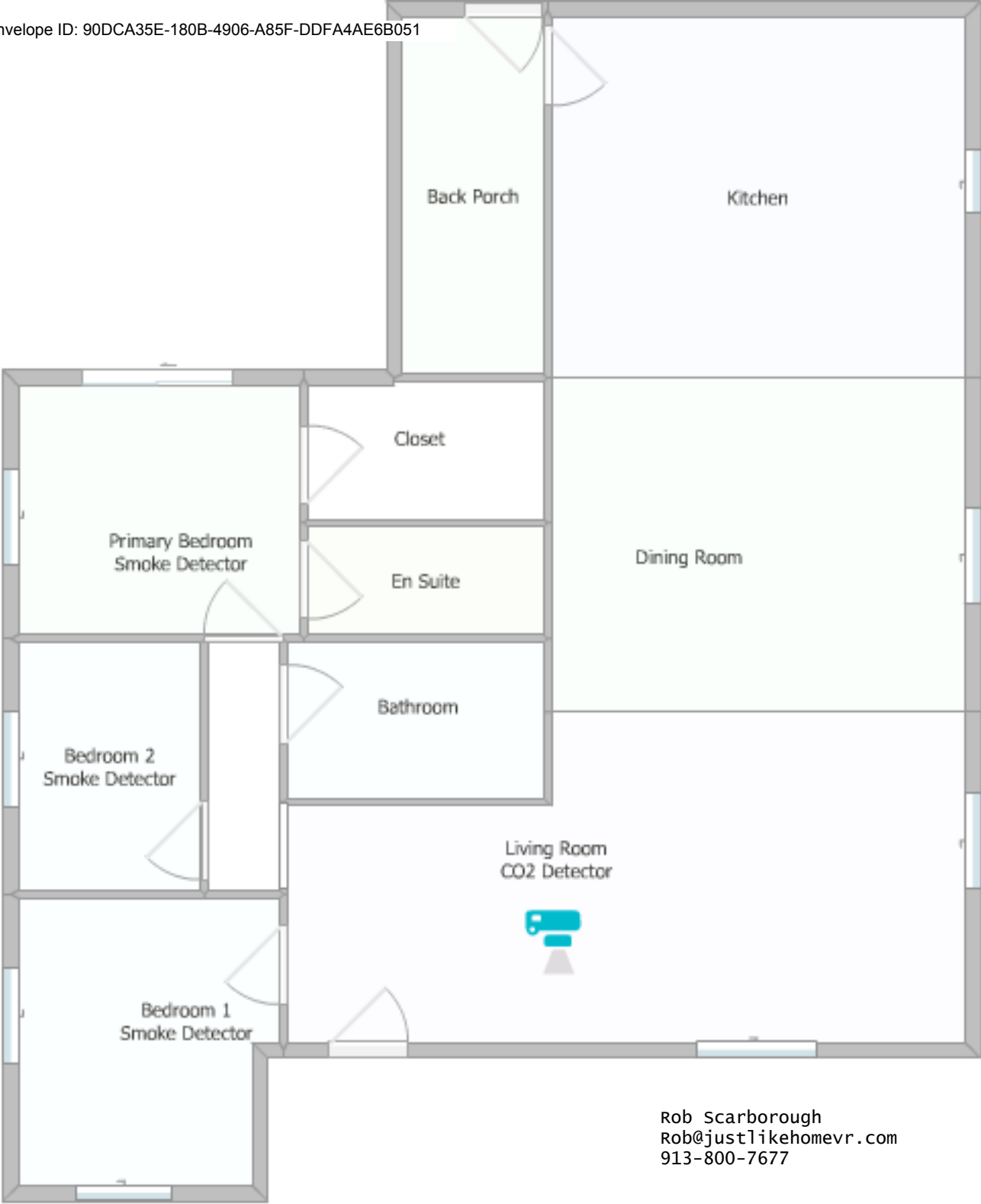
24-400-04

120 E College Street, Independence, MO 64050

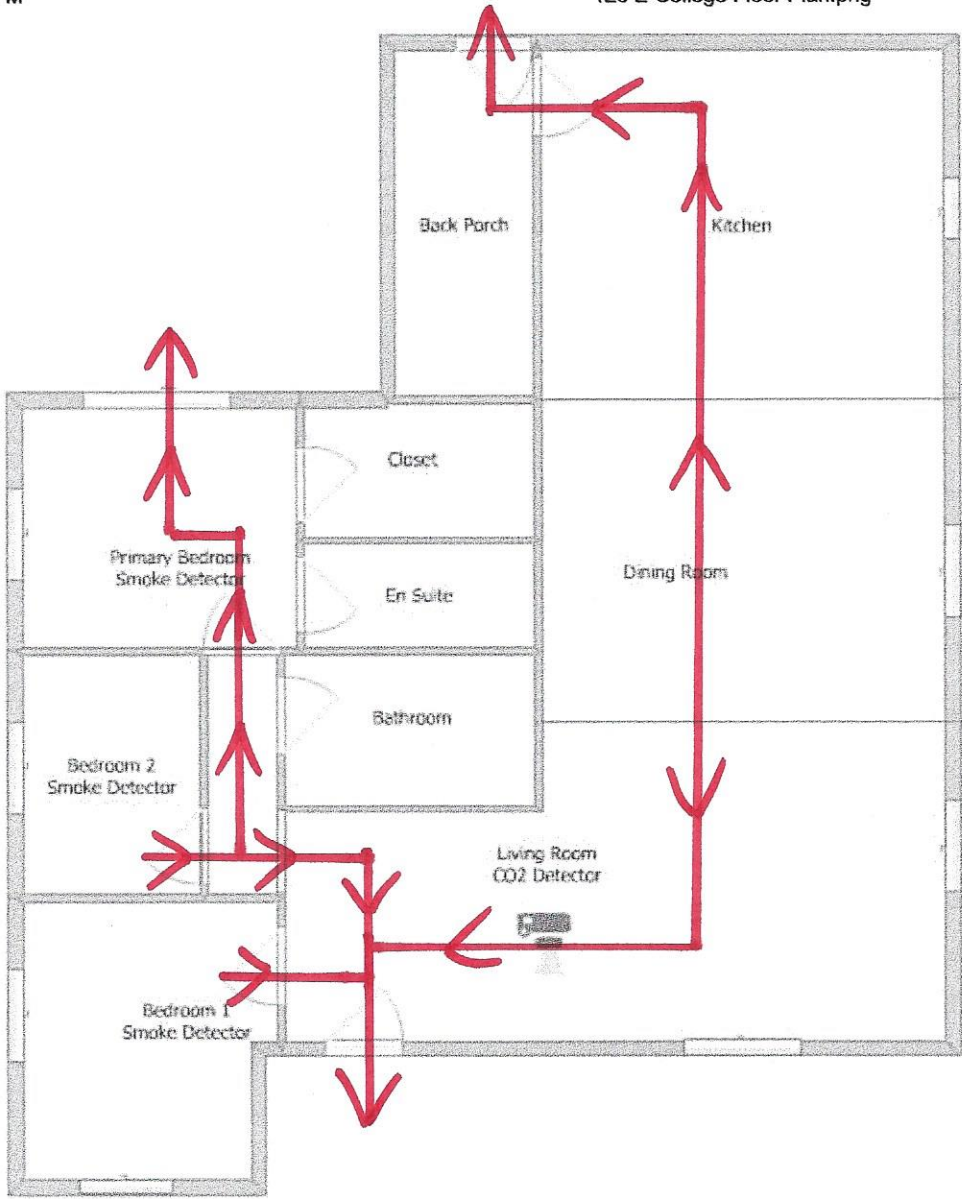


-  Subject Property
-  185 ft Buffer Area

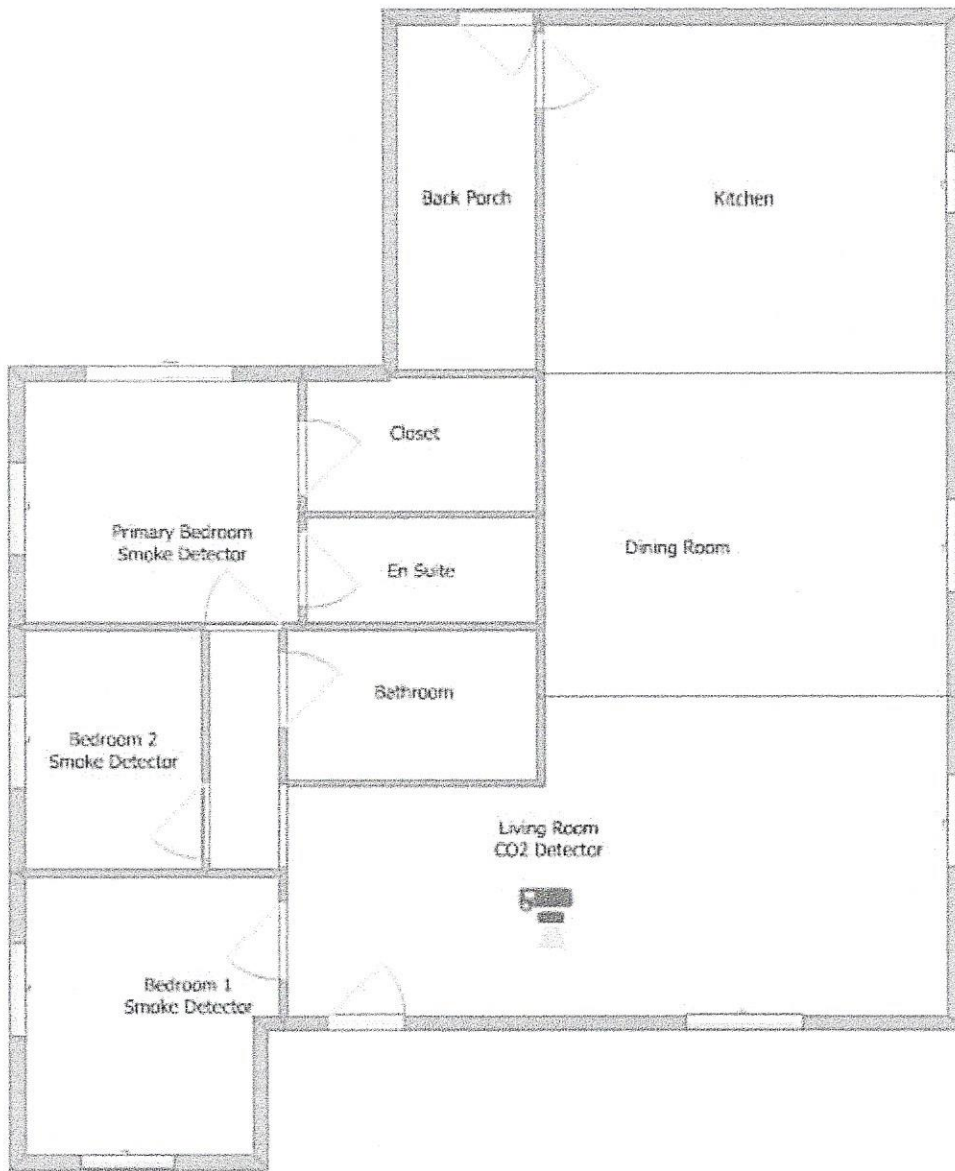




Rob Scarborough  
Rob@justlikehomevr.com  
913-800-7677







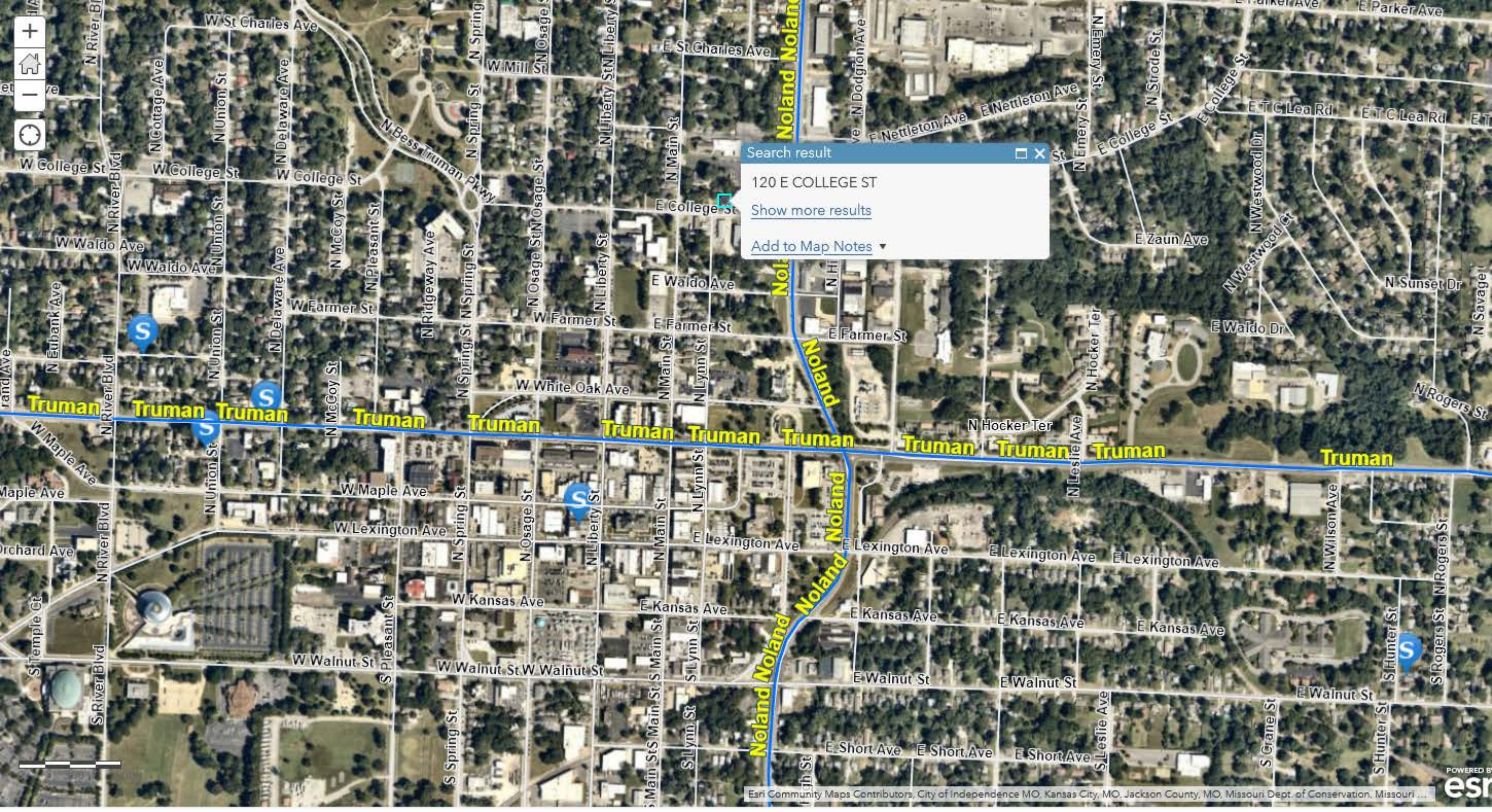
Driveway

College Street











# *City of Independence*

## AGENDA ITEM COVER SHEET

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### **Agenda Title:**

Case 24-175-02 – UDO Amendment #65 – Data Center Use – The City proposes Amendment #65 of the Unified Development Ordinance to allow the data center use to District I-1.

### **Department:**

### **Contact Person:**

---

### **REVIEWERS:**

Planning Commission

Approved

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### **Council Action:**

### **Council Action:**

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### **ATTACHMENTS:**

- ▣ Staff Report
- ▣ UDO Changes

**MEETING DATE:** April 9, 2024

**STAFF:** Tom Scannell, Community Development Director

**PROJECT NAME:** UDO Amendment #65

**CASE NUMBER / REQUEST:** **Case 24-175-02 – UDO Amendment #65 – Data Center Use** – The City proposes Amendment #65 of the Unified Development Ordinance to allow the data center use to District I-1.

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**APPLICANT:** City of Independence

**PUBLIC NOTICE:**

- Public notice published in Independence Examiner – March 23, 2024

**FURTHER ACTION:**

Following action by the Planning Commission, this UDO Amendment is scheduled for first reading by City Council on May 6<sup>th</sup> and the public hearing/second reading on May 20<sup>th</sup>.

### RECOMMENDATION

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

### PROJECT DESCRIPTION & BACKGROUND INFORMATION

**PROJECT DESCRIPTION:**

The City proposes Amendment #65 to the Unified Development Ordinance (UDO) to allow the Data Center use to District I-1.

**BACKGROUND & HISTORY:**

In March 2021, the City proposed an amendment to the UDO dealing with Business Parks to include defined performance standards, added allowed uses, setback modifications, landscaping and screening requirements, and inclusion to the Planned Unit Development specifications of the code. As part of this amendment, the Data Center use was added to the UDO and allowed only in the BP/PUD District.

The City proposes to add the Data Center use to the I-1 District. This use is appropriate for the I-1 district and would further meet the goals of the Comprehensive Plan as it could promote the retention of and expansion of new industrial development opportunities. Further, this amendment meets one of the stated purposes of the UDO by retaining and expanding the City's business and employment base.

**EXHIBITS**

1. Proposed Amendments to 14-302-03



## 14-302 INDUSTRIAL DISTRICTS

### 14-302-03 Uses

**14-302-03-A.Use Table.** Uses are allowed in I zoning districts in accordance with Table 302-1, below.

**14-302-03-B.Use Classification System.** For the purpose of this development ordinance, uses are classified into "use groups," "use categories," and "specific use types." These are described and defined in Article 14-200. The first column of Table 302-1 lists the groups, categories and types allowed in one or more I districts.

**14-302-03-C.Permitted Uses.** Uses identified with a "P" in Table 302-1 are permitted as-of-right in the subject zoning district, subject to compliance with all other applicable standards of this development ordinance.

**14-302-03-D.Permitted Uses with Minimum Use Standards.** Uses identified with a "C" in Table 302-1 are permitted as-of-right in the subject zoning district, subject to compliance with the Use Standards referenced in the right column of Table 302-1, and all other applicable standards of this development ordinance.

**14-302-03-E.Special Uses.** Uses identified with an "S" in Table 302-1 may be allowed if reviewed and approved in accordance with the special use procedures of Article 14-704.

**14-302-03-F.Prohibited Uses.** Uses not listed and those identified with a "—" are expressly prohibited.

**14-302-03-G.Use Standards.** The "use standards" column of Table 302-1 identifies use-specific standards that apply to some uses. Compliance with such standards is required. Variances to use standards are prohibited.

Table 302-1 Industrial Districts Use Table					
P: Permitted		S: Special Use Permit Required		C: Conditional Uses	—: Not Allowed
<i>Use Category</i> <i>Specific use type</i>	Zoning District			Use Standards	
	B-P/PUD	I-1	I-2		
COMMERCIAL					
Data Processing and Hosting	P	—P	—		

# *City of Independence*

## AGENDA ITEM COVER SHEET

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### **Agenda Title:**

Case 24-400-05 – Home Business – 1200 N. Ponca Drive – A request by Toomerland Daycare Service LLC for a Home Daycare Business.

### **Department:**

### **Contact Person:**

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### **REVIEWERS:**

Planning Commission

Approved

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### **Council Action:**

### **Council Action:**

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### **ATTACHMENTS:**

- ▣ Staff Report
- ▣ Letter from Applicant
- ▣ Application
- ▣ Notification Letter
- ▣ Notification Information
- ▣ Notification Affidavit
- ▣ Notification Area Map
- ▣ Home Photo
- ▣ Diagram
- ▣ Street Photo

**MEETING DATE:** April 9, 2024

**STAFF:** Joshua Garrett Planner

**PROJECT NAME:** Toomlerland Daycare Service, LLC

**CASE NUMBER/REQUEST:** Case 21-400-05 – Home Business Permit – 1200 N. Ponca Drive – Ta’Jah and Willie Toomer request approval to operate an in-home daycare.

**APPLICANT/OWNER:** Ta’Jah and Willie Toomer

**PROPERTY ADDRESS/LOCATION:** 1200 N. Ponca Drive, Independence, MO 64056

**PROPERTY ZONING:** R-6 (Single Family Residential)

**SURROUNDING ZONING/LAND USE:**

**N/S/W/E:** R-6; single-family residences

**PUBLIC NOTICE:**

- Letters to property owners within 185 feet – March 21, 2024

**FURTHER ACTION:**

- Unless a valid protest petition is submitted, or the applicant seeks to appeal the action of the Planning Commission, this application is not reviewed by the City Council.

### RECOMMENDATION

Staff recommends **APPROVAL** of this Home Business with the following conditions:

1. The business shall operate only between the hours of 7:00 am through 6:00 pm, Monday through Friday.
2. The maximum number of nonrelated children in care is limited to not more than 10, and restricted to the number of children as approved by the State of Missouri and the City.
3. The house will pass all City Fire and Health inspections.
4. Maintain all required licenses.

### PROJECT DESCRIPTION & BACKGROUND INFORMATION

**PROJECT DESCRIPTION:**

The applicant, Ta’Jah Toomer, intends to operate an in-home daycare at her single-family residence at 1200 N. Ponca Drive for up to ten children.

**Current Use:** Single-Family residence

**Proposed Use:** In home daycare

**Acreage:** 0.43 acres+/-

## **ANALYSIS**

Willie and Ta’Jah Toomer would like to begin operating a childcare facility at their home at 1200 N. Ponca Drive for up to ten (10) children. Home based daycare is permitted by right in R-6 (Single Family) zones for up to four (4) children. However, home daycare for five (5) to ten (10) children is conditionally permitted with Planning Commission approval. Ideally the applicants would like to grow their business to eventually expand beyond their home.

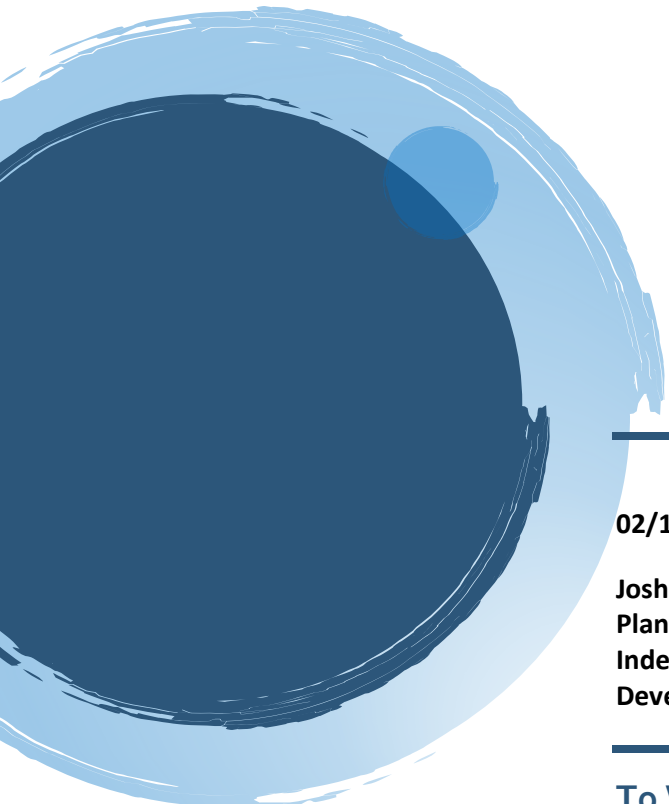
The Toomer’s home is approximately 2,600 square feet and roughly half of that will be used for the purposes of the daycare. The rest of the home will not be accessible to children. According to the attached letter, the applicants aim to implement age-appropriate activities and programs that promote cognitive, physical, and social development and take pride in the engagement of creative play and fostering a sense of curiosity, independence in children, while also promoting kindness, respect, and good manners.

A double-car driveway will provide off-street parking for parents.

## **EXHIBITS**

1. Applicant’s Letter
2. Application
3. Notification Letter
4. Addresses
5. Affidavit
6. Notification Area Map
7. Home Photo
8. Daycare Diagram
9. Street Photo





**02/14/2024**

**Joshua Garrett  
Planner  
Independence Community  
Development**

**111 E. Maple Ave  
Independence, MO 64050**

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## **To Whom It May Concern**

We are submitting this application to seek approval for operating a childcare facility in our residential home. Our business model is offering quality childcare at an affordable rate. Our home is 2,600 sqft and approximately 1,300 sqft will be utilized for childcare. We aim to implement age-appropriate activities and programs that promote cognitive, physical, and social development. We take pride in the engagement of creative play and fostering a sense of curiosity, independence in children, while also promoting kindness, respect, and good manners.

Our home is equipped with the necessary outdoor space, square footage, and parking for pick up/drop off to successfully accommodate 10 students.

Toomerland Daycare not only provides adequate care for our kiddos but a sense of relief for our parents. As parents of two children, we know how stressful finding good, affordable childcare could be. Rates of childcare has increased over the past year alone and we understand the importance of affordability and quality of care. At Toomerland, we would like to extend our services to the maximum number of families possible with future hopes of outgrowing our home into a facility. With your approval, it would allow us to help as many families as possible in our community. We hope that this letter provides clarity as to what Toomerland Daycare stands for and could offer to families in need.

Sincerely,  
Willie and Ta’Jah Toomer



1200 N. Ponca  
Independence, MO  
64056



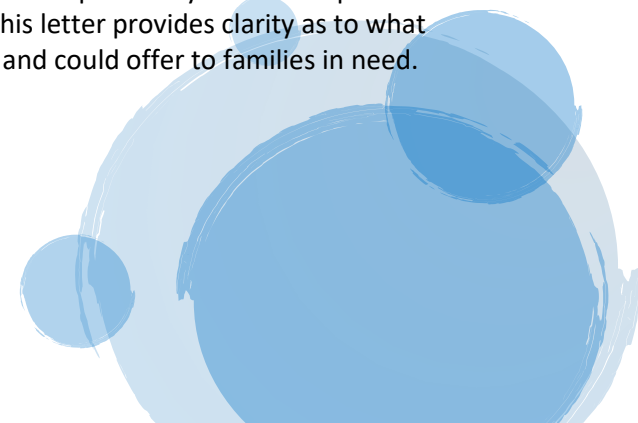
{816-927-9705}



toomerland.daycarellc@  
gmail.com



[https://toomerlanddayca  
re.godaddysites.com/](https://toomerlanddaycare.godaddysites.com/)





### 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 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

Project Name

Project Address/Location

Sq. Ft. of Building

Acreage

Number of Lots/Tracts

Stream Buffer (Yes or No)

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

Name

Company

Address

Phone

Email

Architect/Engineer/Surveyor/Other: \_\_\_\_\_

Name

Company

Address

Phone

Email

#### Owner

Name

Company

Address

Phone

Email

Architect/Engineer/Surveyor/Other: \_\_\_\_\_

Name

Company

Address

Phone

Email

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

*Tajah Toomer*  
Applicant's Signature

Date

Owner's Signature

Date



March 21, 2024

**Re: Case #24-400-05 – Toomerland Daycare, LLC – Major Home Business Permit**

Dear Property Owner:

An application has been filed with the Community Development Department of the City of Independence, Missouri by Willie and Ta’jah Toomer for a Home Business Permit to operate a home childcare facility from her residence at 1200 N. Ponca Drive, Independence, Missouri.

A hearing on this application will be held on April 9th, 2024 at 6:00 pm by the Independence Planning Commission in the City Council chambers at 111. E. Maple Avenue. The meetings will also be also streamed on City7 and YouTube.

It would be appreciated if you would contact your neighbors in the event, they have not received a notice, as the Planning Commission desires that all persons interested in this matter be informed of the hearing. It is not necessary for you to participate unless you intend to testify.

If you have any questions regarding this matter, please contact the Community Development Department prior to the hearing, and we will be happy to give you any assistance or information you may need to have a full understanding of this request at the time of the meeting. Also, should you wish to protest the issuance of the Home Business Permit, there is a formal protest procedure that must be submitted to the Planning Commission by the above- mentioned hearing date. If you wish to file such a protest or wish more information concerning the protest procedure, please contact the Community Development Department at 816-325-7421.

Sincerely,

*Joshua Garrett*

Joshua Garrett  
Planner  
Community Development

Owner	Address	City	State	Zip Code
18217-18219 E 12TH TERR N A SERIES OF ARISTOTLE PROPERTIES LLC	PO BOX 1181	BLUE SPRINGS	MO	64013
ALTO ASSET COMPANY 1 LLC	5001 PLAZA ON THE LAKE STE 200	AUSTIN	TX	78746
BAF ASSETS 2 LLC	5001 PLAZA ON THE LAKE STE 200	AUSTIN	TX	78746
BROWN ANDREA	1212 N PONCA DR	INDEPENDENCE	MO	64056
BRUNK CHRISTOPHER K & CRESS BRIANNA N	18400 ARROWHEAD LN	INDEPENDENCE	MO	64056
CAMERLYNCK JUDITH A	1132 PONCA DR	INDEPENDENCE	MO	64056
CSMA BLT LLC	1850 PARKWAY PL STE 900	MARIETTA	GA	30067
FRANKE CHET T & LINDA R	1127 N VIKING DR	INDEPENDENCE	MO	64056
GARCIA SERGIO & GREGG KORI LEE MORGAN	1201 PONCA DR	INDEPENDENCE	MO	64056
KNISELY KELVIN L & LORI D	1135 PONCA DR	INDEPENDENCE	MO	64056
LOPEZ LOU A & LEAH	1131 N VIKING DR	INDEPENDENCE	MO	64056
MEDLING KIMBERLY C & CHRISTOPHER S	1211 N PONCA DR	INDEPENDENCE	MO	64056
MODRAK JAMES M & SUSAN	1128 PONCA DR	INDEPENDENCE	MO	64056
RODRIGUEZ JESUS M & MARGARITA H	1208 N PONCA DR	INDEPENDENCE	MO	64056
RUOFF MARK L & MELONEY A	1140 N PONCA DR	INDEPENDENCE	MO	64056
SHOEMAKER CARMELITA I	1215 PONCA	INDEPENDENCE	MO	64056
STEWART DUSTIN	4001 S CEDARCREST DR APT 10	INDEPENDENCE	MO	64055
STEWART WADE M & ALLYSON L	1135 N VIKING DR	INDEPENDENCE	MO	64056
STOLL RODNEY L & BRENDA L	18200 E 24 HWY	INDEPENDENCE	MO	64056
VIKING PLACE HOMEOWNERS ASSOC INC	9611 S GIBSON RD	LONE JACK	MO	64070



# Property Owner Notification Affidavit

STATE OF MISSOURI

COUNTY OF JACKSON

Case No. 24-400-05

I, Jodi Baker, 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 21 day of March, 2024.

Jodi Baker  
Signature of Agent, Owner or Attorney

Subscribed and sworn to before me this 21 day of March, 2024.

Miranda L Rice

Notary Public

March 12, 2028

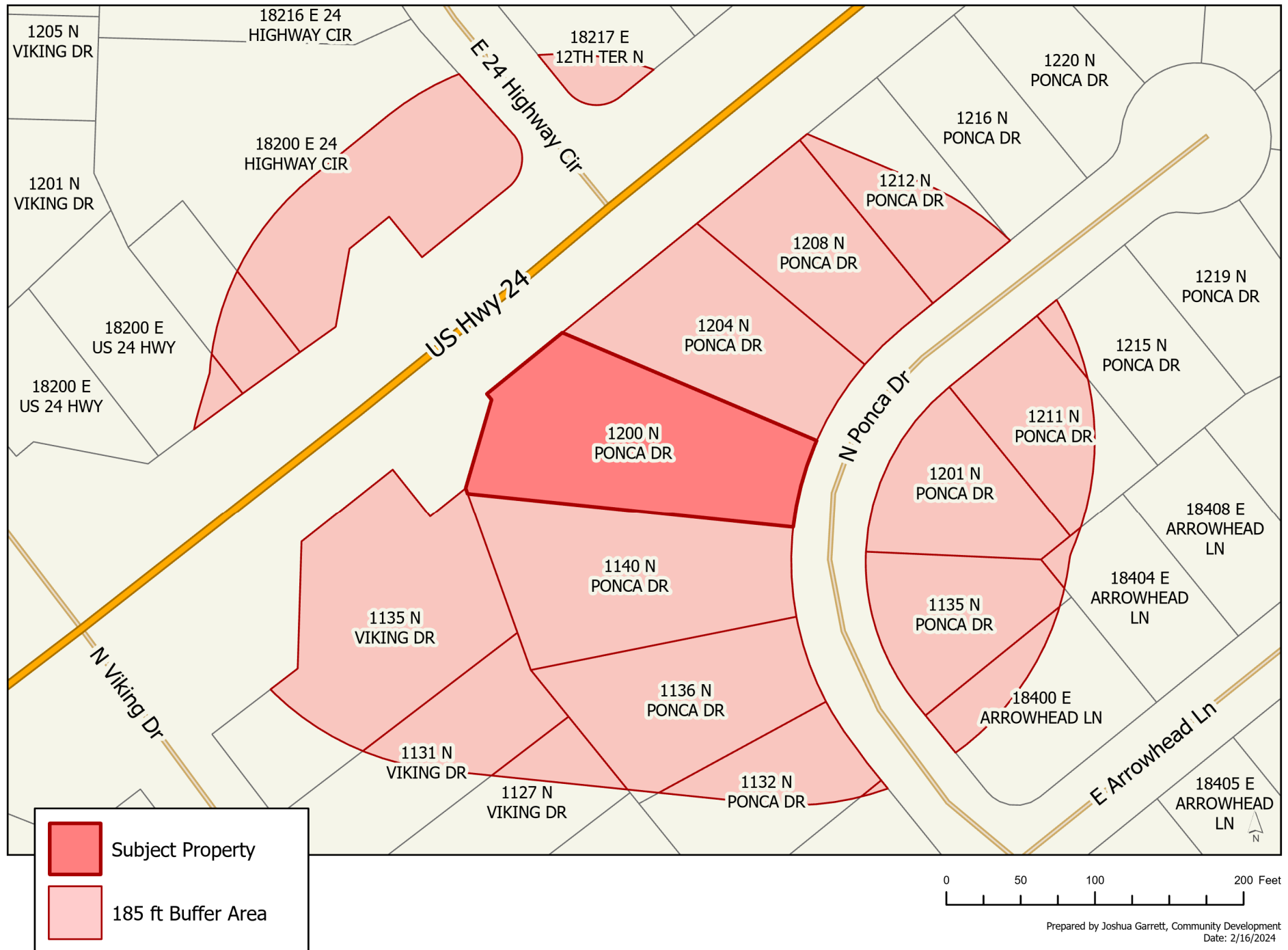
Commission Expiration Date



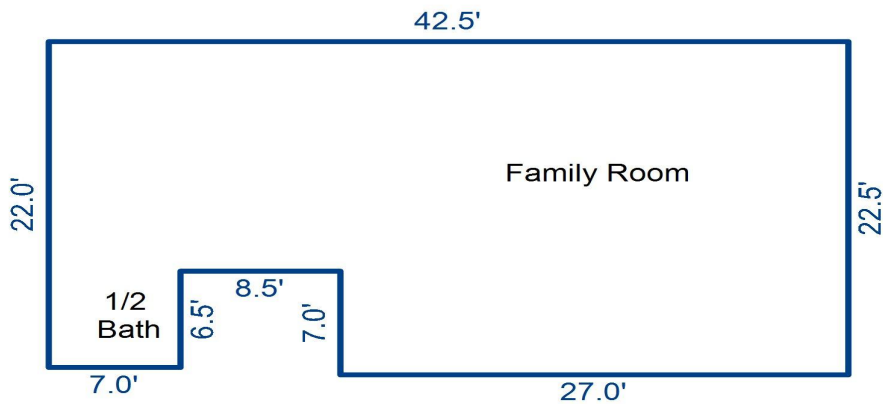
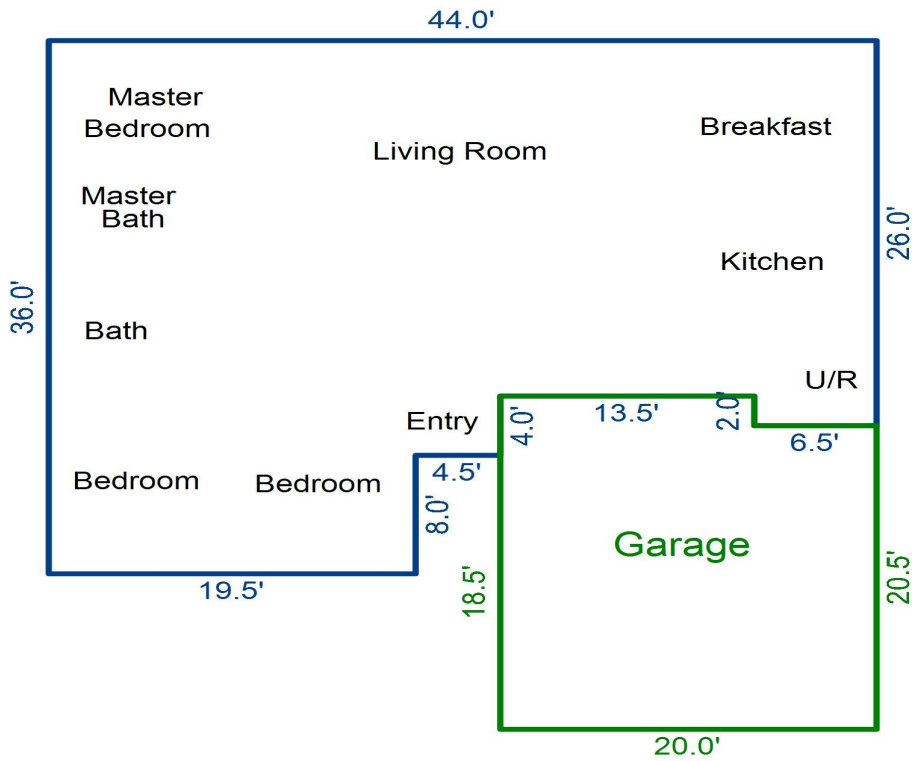
# Notification Area

24-400-05

1200 N. Ponca Drive, Independence. MO 64056







## Finished BSMT

Sketch by Apex Sketch




AREA CALCULATIONS SUMMARY						AREA CALCULATIONS BREAKDOWN				
Code	Description	Factor	Net Size	Perimeter	Net Totals	Name	Base x	Height x	Width =	Area
GLA1	First Floor	1.0	1321.0	164.0	1321.0	First Floor		28.0 x	24.0 =	672.0
BSMT	Finished BSMT	1.0	893.3	143.0	893.3			24.0 x	20.0 =	480.0
GAR	Garage	1.0	437.0	85.0	437.0			19.5 x	8.0 =	156.0
								6.5 x	2.0 =	13.0
Net LIVABLE						4 total items			(rounded)	1,321



# Untitled Map

Write a description for your map.

## Legend

-  Feature 1
-  Susquehanna Auto Clinic
-  Toomerland Daycare

Susquehanna Auto Clinic

Hwy 24

Toomerland Daycare Toomerland Daycare

N Ponca Dr

Google Earth

Image Landsat / Copernicus

100 ft



# *City of Independence*

## AGENDA ITEM COVER SHEET

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### **Agenda Title:**

Case 24-400-06 – Short-Term Rental – 300 N. Cedar Avenue – A request by William Zhong for a Short-Term Rental.

### **Department:**

### **Contact Person:**

---

### **REVIEWERS:**

Planning Commission

Approved

---

### **Council Action:**

### **Council Action:**

---

### **ATTACHMENTS:**

- ▣ Staff Report
- ▣ Letter from Applicant
- ▣ Application
- ▣ Notification Letter
- ▣ Notification Information
- ▣ Notification Affidavit
- ▣ Floor, Fire & Parking Plans
- ▣ Home Photo 1
- ▣ Home Photo 2
- ▣ Map of nearest STR

**MEETING DATE:** April 9, 2024

**STAFF:** Brian Harker, Senior Planner

**PROJECT NAME:** William Zhong Short-Term Rental

**CASE NUMBER/REQUEST:** Case 24-400-06 – Short-Term Rental – 300 N. Cedar Avenue – A request by William Zhong for a Short-Term Rental

**PROPERTY ADDRESS:** 300 N. Cedar Avenue

**APPLICANT/PROPERTY MANAGER:** William Zhong – Sunrise, LLC

**APPLICANT ADDRESS :** PO Box 541, Grandview, MO 64030

**SUBJECT PROPERTY ZONING:** R-12 (Two-Family Residential)

**SURROUNDING ZONINGS/LAND USES:**

- North:** R-12 (Two-Family Residential)...single-family homes
- South:** R-12 (Two-Family Residential)...single-family homes
- East:** R-12 (Two-Family Residential)...one and two-family homes
- West:** R-12 (Two-Family Residential)...single-family homes

**PUBLIC NOTICE:**

- Letters to property owners within 185 feet were mailed March 21, 2024
- Notification signs were posted on the property March 22, 2024

**FURTHER ACTION:**

Unless a valid protest petition is submitted, or the applicant seeks to appeal the action of the Planning Commission, this application is not reviewed by the City Council.

### RECOMMENDATION

Staff recommends **APPROVAL** of this Short-Term Rental with 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 ten (10) persons total.
4. The maximum number of bedrooms shall be four (4).
5. Remove second kitchen from the plan.
6. Do not use attic room as a bedroom.
7. Pave any current gravel driveway surfaces to be used. Eliminate any gravel parking surfaces not to be improved.
8. Remove the gravel parking spaces along the north side of E. Norledge Avenue.

9. The property must be inspected by the Fire Inspector and pass the Initial Short-Term Rental Fire and Life Safety Inspection.
10. 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.

## PROJECT DESCRIPTION

### PROJECT DESCRIPTION:

William Zhong seeks approval of a Short-Term Rental at 300 N. Cedar Avenue.

<b>Current Zoning:</b>	R-12 (Two-Family Residential)	<b>Current Use:</b>	Single-Family Residential
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<b>Former Zoning:</b>	Prior to 2009: R-2 (Two-Family Residential) Prior to 1965: Not Zoned	<b>Proposed Use:</b>	Short-Term Rental
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## BACKGROUND INFORMATION

### PROPOSAL:

The applicant seeks approval by the Planning Commission to legally use this property as a Short-Term Rental.

### PROPERTY HISTORY:

The residential lot, in McElroy Heights, was platted in September of 1924. The property was annexed into the City of Independence in 1961. In 1965, it was zoned R-2 (Two-Family Residential). In 2009, when the current version of the Unified Development Ordinance (UDO) was adopted, the zoning was updated to R-12 (Two-Family Residential). The zoning of the property has remained unchanged since this update in 2009.

### PHYSICAL CHARACTERISTICS OF PROPERTY:

The home sets on a 0.38-acre lot. It is a 1-story house (has a room in the attic) with a gravel driveway leading to an attached carport on the building's westside. The house would have four bedrooms, an unimproved attic area, a laundry room, a living room, kitchen, breakfast sitting area, dining room and a bathroom.

### CHARACTERISTICS OF THE AREA:

A duplex lies to the northeast across N. Cedar Avenue from the property, but the other adjacent and nearby homes are small single-family residences with sizable yards. The neighborhood does not have curbs or sidewalks.

### PARKING:

The property currently has a carport, accessed from E. Norledge Avenue, attached to the west side of the house. This is to be eliminated as will the associated gravel driveway. A paved driveway, coming off E. Norledge Avenue, will be provided where the remnants of a circle-drive can be found in the front yard. The proposed driveway could easily accommodate four vehicles. The pull-off areas along E. Norledge Avenue will have to be eliminated.

**UNRULY GUESTS/SECURITY:**

The applicant lives in Grandview. Property management and booking will be handled by the applicant. Unruly guests will be monitored by the applicant with Minut. In the event of an emergency, and the applicant be needed, he will be able to respond to issues or concerns.

**SHORT TERM RENTAL REQUIREMENTS:**

The applicant must address the following topics:

- **Noise monitoring** – The applicant has indicated he has installed a noise monitoring device (Minut).
- **Trash Removal** - Trash pick-up is scheduled as a weekly service by Ted's Trash.
- **Property listing** - The property will be listed on AirBNB, VRBO and Booking.com.
- **Business operations/security** – The applicant will oversee site security and general business operations, including screening customers, and coordinating bookings.
- **City's Short Term Rental checklist** – The form was completed by the applicant covering licensing, future inspections, insurance, on-site information posting, and so forth.
- **Fire safety** – A fire evacuation plan had been submitted along with floor plans of the house. The fire escape plan must also be posted per Code requirement.
- **City inspection** – The property must be inspected by the Fire Inspector and pass the Initial Short-Term Rental Fire and Life Safety Inspection.

There are no other Short-Term rentals in this area, therefore this application follows the density limitations of the City Code.

**EXHIBITS**

1. Narrative
2. Application
3. Notification Letter
4. Address List
5. Mailing Affidavit
6. Floor Plan, Fire plan, Parking Plan
7. Home Photo 1
8. Home Photo 2
9. Nearest Short Term Rental Map

We are remodeling this House for short term Rental. (Vacation Rental) which Bring tenants From AirBnB & VrBO. Guests Are coming All over the world, increase the ~~taxes~~ Value of the Neighborhood as they are good customers to the Independence City.

Thanks.

William Zhong .



300 N Cedar Ave Independence MO 64053

STR License

Submitted

Application number	A00120	Applicant name	William Zhong
Application date	2024-02-20		

▼

Collapse details

Submitted

▼

Send license

Edit

Property Address	Permit Held By
300 N CEDAR AVE INDEPENDENCE MO 64053	Owner
Parcel Number	Rental Structure
14720041700000000	Single family

Permit Holder

First Name
William
Last Name
Zhong
Phone Number
816-872-0471
Email
sweethome2817@gmail.com
Mailing Address
PO Box 541

Property Owner(s)

Property Owner #1

First Name
William
Last Name
Zhong
Phone Number
816-872-0471
Email
sweethome2817@gmail.com
Mailing Address
PO Box 541

Property Manager

First Name
William
Last Name
Zhong
Phone Number
816-872-0471
Email
sweethome2817@gmail.com
Mailing Address
PO Box 541

Responsible Agent

First Name
William
Last Name
Zhong
Phone Number
816-872-0471
Email
sweethome2817@gmail.com
Mailing Address
PO Box 541

Verification Documents

Floor Plan
<a href="#">floor_plan_2024-02-20-155417.pdf</a>
Evacuation Plan
<a href="#">fire_safety_2024-02-20-155417.png</a>
Parking Plan
<a href="#">parking_spaces_2024-02-20-155417.pdf</a>

Supplemental Questions

▼ Collapse all

What is the total number of bedrooms?

^

Possible Violations

We found no violations for this property

Add Note

Notes

Add

4

Total number of parking spaces available on the property?



2

What is your proposed total occupancy?



8

Is street parking allowed?



Yes

Please provide your Noise Management Plan:



I follow the good neighbor guide and put in writing on the rental agreement that a noise monitor device will be used.

Please provide your Trash Disposal & Collection Plan:



TED trash service will come to pick up trash once a week.

Please provide all platforms that you plan to advertise on.



Airbnb, VRBO, Booking.com.



PROPERTY OWNER NOTIFICATION LETTER  
For a Short-Term Rental Business

Date: March 21, 2024

Case Number: 24-400-06

Dear Property Owner:

This is to notify you that an application has been submitted for the consideration of a short-term rental business at the following address. A public hearing will be held for this application by the Independence Planning Commission at the date and time listed below.

Address of proposed Short-Term Rental: 300 N Cedar Avenue, Independence, MO 64053

Total Maximum occupancy: Eight (8) total guests (two(2) adults per room)

Number of bedrooms used: Four (4)

PROPERTY OWNER:

Name: William Zhong

Phone: (816) 872-0471

E-Mail: [sweethome2817@gmail.com](mailto:sweethome2817@gmail.com)

Planning Commission Meeting Date: April 9, 2024, at 6:00 p.m.

Location of public hearing: City Council Chambers, City Hall  
111 E. Maple Ave, Independence, MO 64050

All interested persons are invited to participate and will have an opportunity to be heard at the public hearing. If you have questions regarding this short-term rental operation, you may wish to contact the property owner or manager, as listed above. For information regarding the filing of a protest petition, please contact the Community Development Department at 816-325-7823.

**Brian Harker**

Brian Harker  
Senior Planner

Owner	Address	City	State	Zip Code
APPLEGATE KENNETH	303 N HOME AVE	INDEPENDENCE	MO	64053
CASTILLO ENRIQUE	247 N CEDAR AVE	INDEPENDENCE	MO	64053
CASTRO SANDRA V	301 NW PONDEROSA ST	LEES SUMMIT	MO	64064
DANDD LLC	9323 W 146TH ST	OVERLAND PARK	KS	66221
DAY JOHN WILLIAM & SHARON SUE	249 N HOME AVE	INDEPENDENCE	MO	64053
GARLAND MARJORIE	11620 CIRCLE DR	INDEPENDENCE	MO	64054
HOUSTON SANDRA A	301 N HOME AVE	INDEPENDENCE	MO	64053
HQ FOREST LLC	PO BOX 541	GRANDVIEW	MO	64030
IRA CLUB FBO KIMBERLY COLE IRA 1090176	67 E MADISON ST # 1510	CHICAGO	IL	60603
KING ROYAL REALTY LLC	904 NE SALA LN	BLUE SPRINGS	MO	64014
LOPEZ YOMILA AZUCENA	301 N CEDER AVE	INDEPENDENCE	MO	64053
PEED STEPHEN L	242 N CEDAR	INDEPENDENCE	MO	64053
PEREZ LUZ MARIA & GILBERTO	311 N CEDAR	INDEPENDENCE	MO	64053
PETTIT JOHN A	305 N CEDAR AVE	INDEPENDENCE	MO	64053
RICHARDSON MARK S	311 N HOME AVE	INDEPENDENCE	MO	64053
STROUD DAVID ALLEN	305 N HOME ST	INDEPENDENCE	MO	64050
TRIPP RICHARD D & ANGELA D	237 N HOME AVE	INDEPENDENCE	MO	64053
WILLIAMS KAREN S	308 N CEDAR AVE	INDEPENDENCE	MO	64053
WOODWARD CAROLYN L ( VAN NOY)	245 N HOME	INDEPENDENCE	MO	64053



# Property Owner Notification Affidavit

STATE OF MISSOURI

COUNTY OF JACKSON

Case No. 24-400-06

I, Jodi Baker, 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 21 day of March, 2024.

Jodi Baker

Signature of Agent, Owner or Attorney

Subscribed and sworn to before me this 21 day of March, 2024.

Miranda L Rice

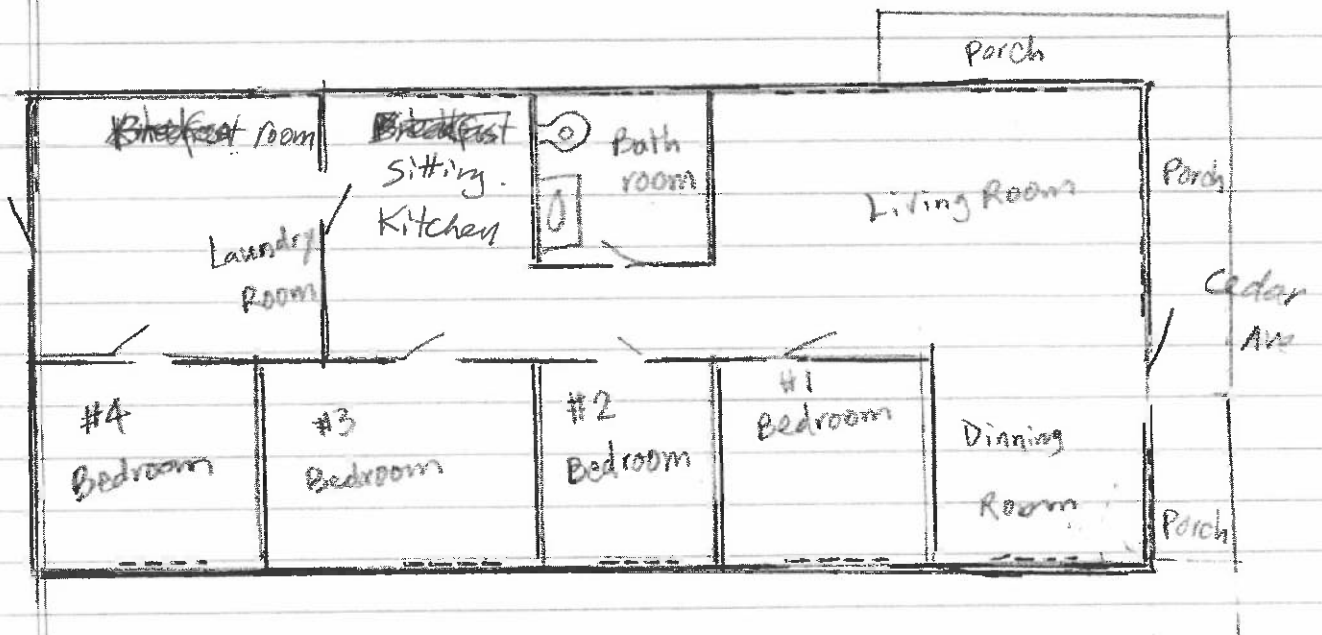
Notary Public

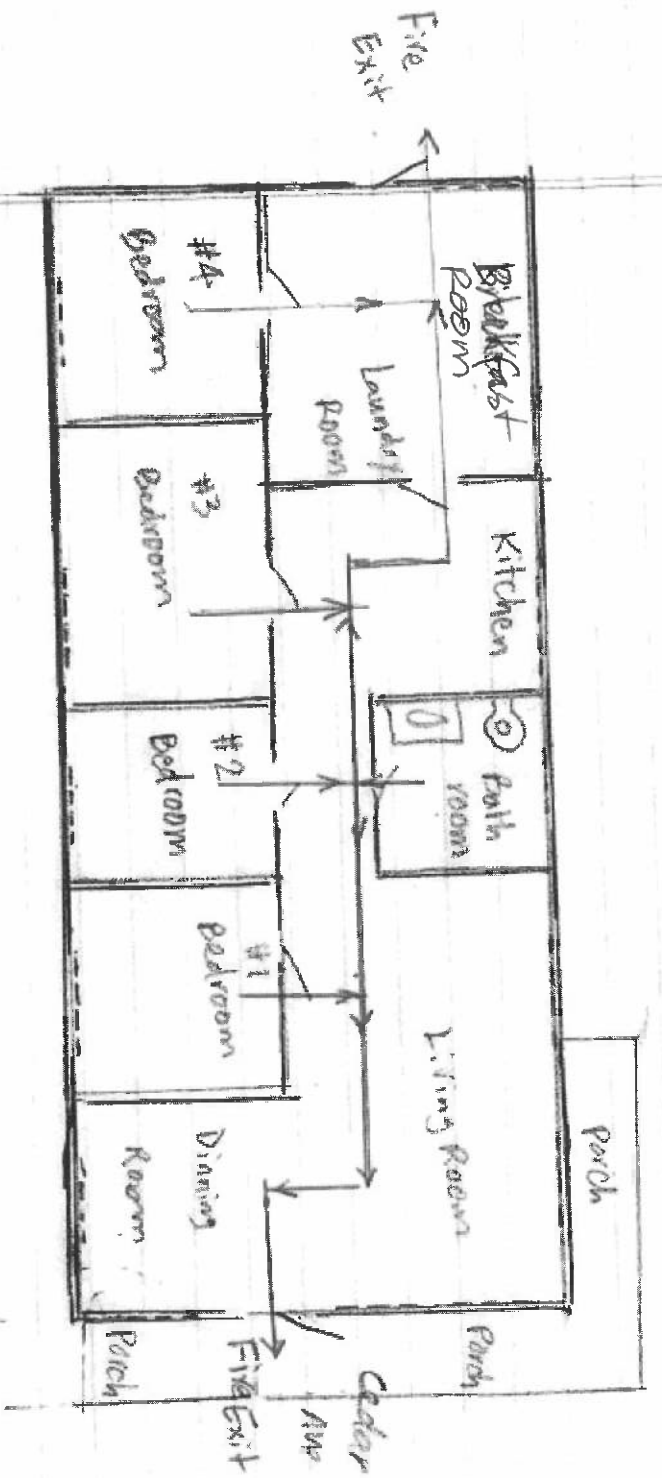
March 12, 2028

Commission Expiration Date

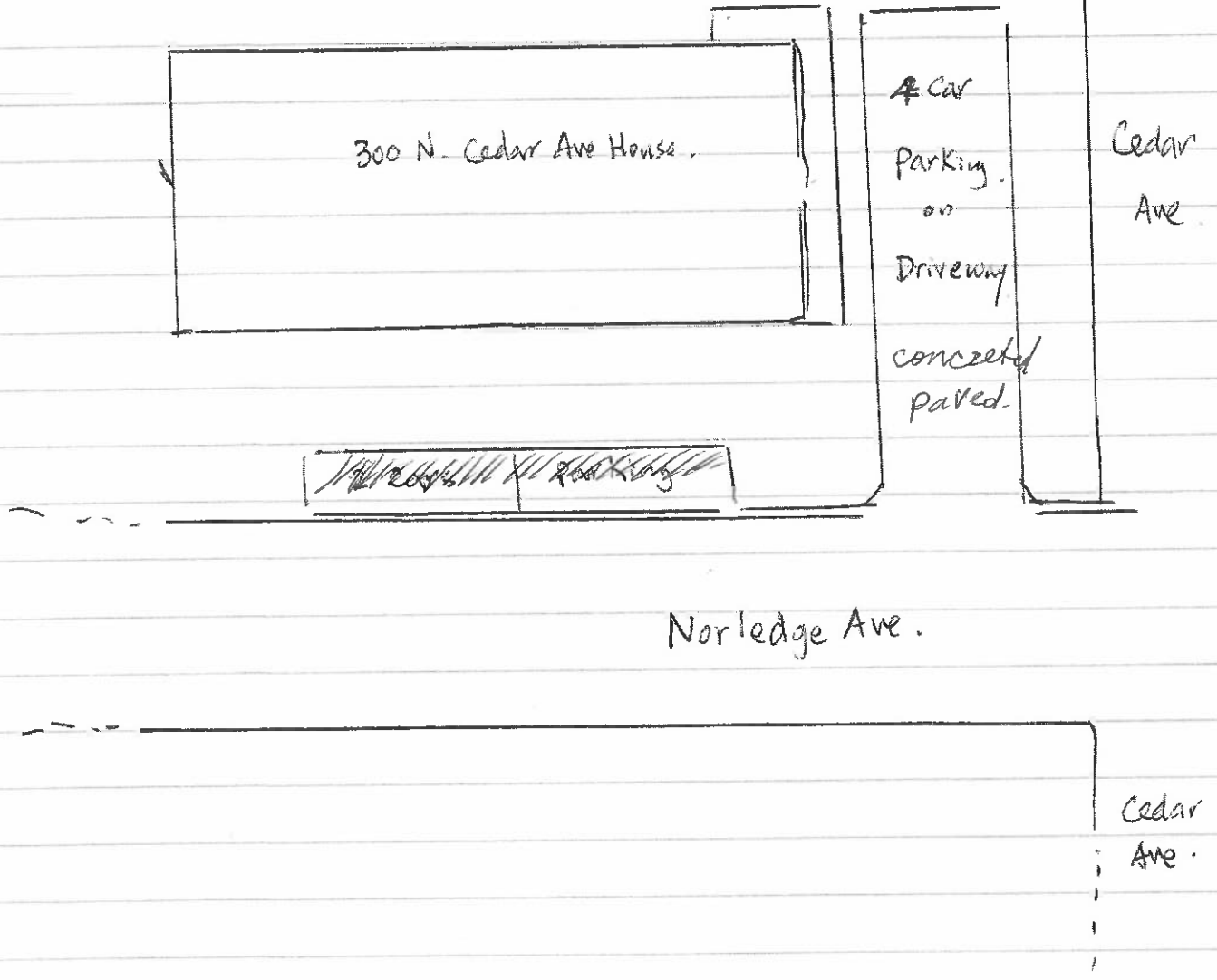


# Floor Plan.





# Parking plan













Legend

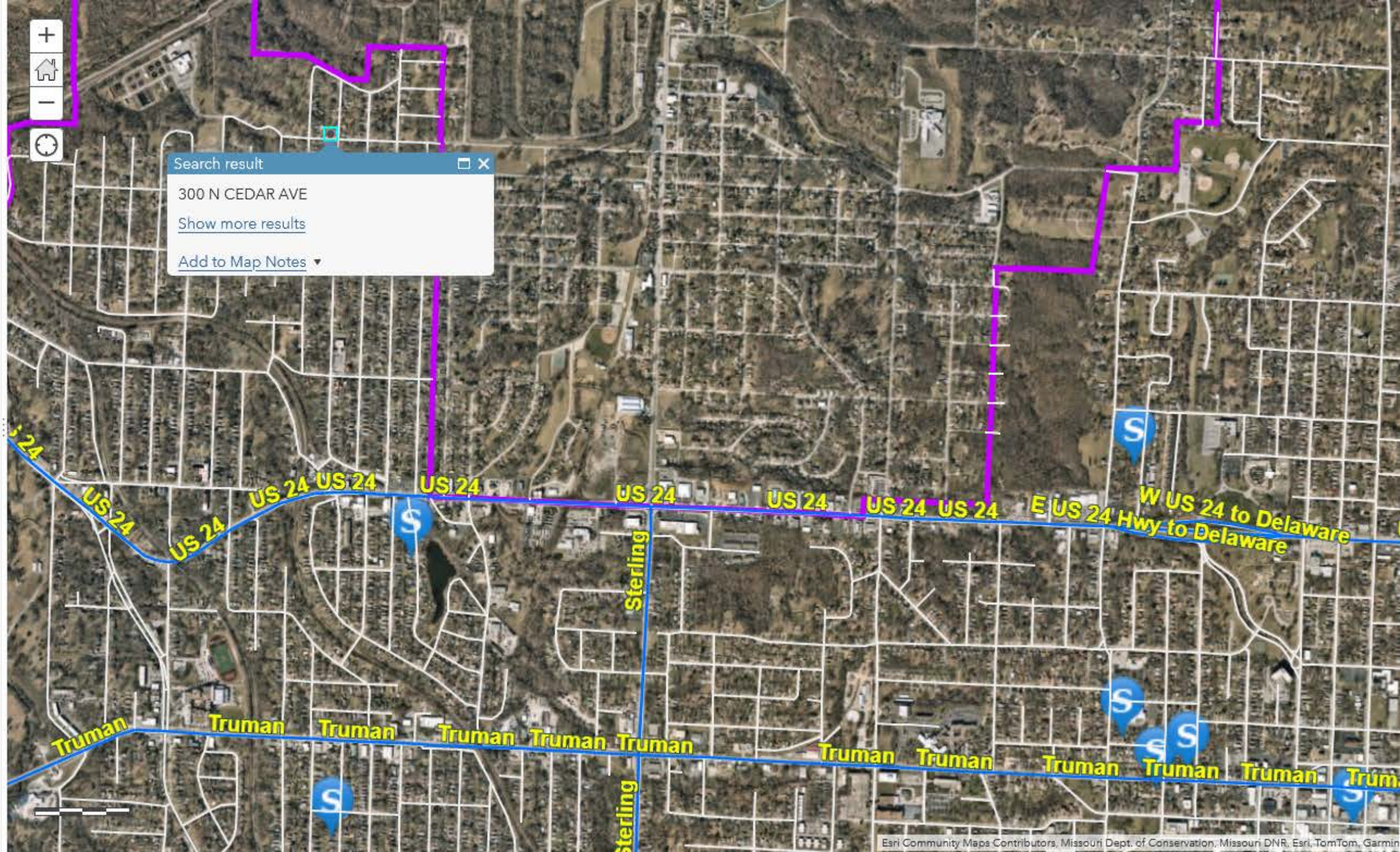
Major Roads

Road Centerline

Short Term Rentals



Municipal Boundaries 2023



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