

# Independence for All

## STRATEGIC PLAN 2017 - 2021



### Purpose Statement:

Our quality neighborhoods, 21st century jobs, growing economy, safe, family-friendly community, and cultural diversity makes Independence, Missouri a nationally recognized city with a unique history and sense of place.

### Our Mission:

Transforming our community through engagement, innovation, and sustainable services.

Goals		Objectives
CUSTOMER-FOCUSED	Improve customer service and communication	Improve customer experience and service
		Communicate more effectively internally and externally
FINANCIALLY SUSTAINABLE	Ensure City finances are stable and sustainable	Control long-term costs
		Increase efficient use of financial and human resources
		Improve long-range financial planning and decision-making
QUALITY	Achieve livability, choice, access, health and safety through a quality built environment	Reduce blight
		Improve visual appearance
		Improve public infrastructure and facilities
		Reduce crime and disorder
		Increase perception of safety
		Enhance public health
		Stabilize and revitalize neighborhoods
ECONOMY	Increase economic prosperity of the community	Attract and retain quality employers
		Grow business and industry



A GREAT AMERICAN STORY

## Planning Commission Agenda

April 26, 2022

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 – April 12, 2022
- B. Case 22-310-01 – Preliminary Plat – Jackson Drive Industrial Park – 2808 S. Jackson Drive

### IV. CASES TO BE CONTINUED - Staff requests the following case be continued to the May 24, 2022, Planning Commission meeting.

- A. Continued Case 22-125-04 – Rezoning/PUD – 2351 S. Haden Street - A request by Ashley Smith to rezone the property from R-6 (Single Family Residential) to R-18/PUD (Moderate Density Residential/Planned Unit Development) and approval a Preliminary Development Plan.

### V. PUBLIC HEARING

- A. Case 22-125-05 – Rezoning/PUD – 19515 & 19601 E. R.D. Mize Road – A request by Ali Karolczak to rezone these properties from R-6 to R-18/PUD and approve a preliminary development plan.
- B. Case 22-400-05 – Short-Term Rental – 16308 E. 31st Terrace S - A request by Kevin Allgeyer to operate a Short-Term Rental.

### VI. ROUNDTABLE

- A. Next meeting May 24, 2022

### VII. ADJOURNMENT

MINUTES  
INDEPENDENCE CITY PLANNING COMMISSION  
April 12, 2022

**MEMBERS PRESENT**

Cindy McClain, Chair  
Virginia Ferguson  
Heather Wiley  
Bryce Young  
Butch Nesbitt

**STAFF PRESENT**

Rick Arroyo – Assistant Community Development Director  
Brian Harker – Planner  
Joe Lauber – Assistant City Attorney

A meeting of the Independence City Planning Commission was held at 6:00 p.m. on April 12, 2022, in the Independence City Hall Council Chambers, 111 E. Maple Ave. The meeting was called to order.

**CONSENT AGENDA**

**1. Planning Commission Minutes – March 22, 2022**

**Motion**

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

**CASES TO BE CONTINUED**

Staff advised the following case should be continued to the April 26, 2022, Planning Commission meeting:

**Continued Case 22-125-04 – Rezoning/PUD – 2351 S. Haden Street**

**Motion**

Commissioner Wiley made a motion to continue Case 22-125-04, to the April 26, 2022, Planning Commission meeting. Commissioner Ferguson seconded the motion. The motion passed with five affirmative votes.

**PUBLIC HEARINGS**

**Continued Case 22-400-03 – Short-Term Rental – 3419 S. Denton 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. Mr. Harker outlined 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 is limited to 6 adults (10 total).

4. The owner of the rental will provide means to address immediate emergencies and disturbances on the property.
5. If the existing gravel driveway along the southern property line is used for parking, then it must be paved. Applicant must notify potential tenants that the gravel parking cannot be used.

#### **Applicant Comments**

Brian Beck, 503 Oakwood Lane, Grain Valley, stated tenants will be advised to only use the driveway for parking. He said he's contacted neighbors, including the church, and asked them to call if they have any parking or other issues with tenants.

In response to Commissioner Nesbitt's question, Mr. Beck stated he believes he'll rent the house for \$225/night.

#### **Public Comments**

No public comments.

#### **Motion**

Commissioner Wiley made a motion to approve Case 22-400-03 – Short-Term Rental – 3419 S. Denton Road, with the conditions as outlined by staff. Commissioner Ferguson seconded the motion. The motion passed with five affirmative votes.

#### **Continued Case 22-400-04 – Short-Term Rental – 208½ W. Lexington Ave**

#### **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 outlined the following conditions:

1. The Short-Term Rentals 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 both be limited to 4 adults (10 persons total per unit).
4. The owner of the rentals will provide means to address immediate emergencies and disturbances on the property.

#### **Applicant Comments**

Travis Gensler, 22801 NW Ashford Ct, Blue Springs, stated he believes this is a great location for a short-term rental and will increase business to the nearby restaurants and shops. He clarified there is bed space for four adults and three children. He stated they may occasionally have someone with young children and a pack-and-play may also be used.

In response to Commissioner Nesbitt's question, Mr. Gensler stated the units have full kitchens and include a washer and dryer. He stated they're approximately 1000 square feet.

In response to Chairwoman McClain's question, Mr. Gensler said he has a Minut installed which will alert him if noise levels go above the set level.



### **Public Comments**

No public comments.

### **Motion**

Commissioner Wiley made a motion to approve Case 22-400-04 – Short-Term Rental – 208½ W. Lexington Ave, with the conditions as outlined by staff. Commissioner Ferguson seconded the motion. The motion passed with five affirmative votes.

### **Case 22-200-04 – Special Use Permit – 17620 E 39<sup>th</sup> Street**

### **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 outlined the following conditions:

1. Stormwater detention will be required as the Bolger Square development detention system reports indicate that the existing detention excludes the out-lots.
2. Distance from driveways to intersections shall be 100-ft when possible. The pavement width at the pay kiosk is very narrow and should be widened where possible.
3. Final plans need to show electrical, total panel load and demand. Current electrical facilities are not adequate for this new installation, the existing transformer is undersized and will need a new transformer pad poured. IPL can provide specifications as needed to the developer design team.
4. The landscaping plan must be updated to current City Code standards such as the island at the south end of the center vacuum canopy must be a landscape end island with the necessary tree and bushes.

Commissioner Young and Commissioner Nesbitt discussed the number and locations of nearby carwashes in the area. Commissioner Nesbitt stated he believes there are five car washes within five miles of this location.

Mr. Harker noted the Special Use Permit for a tunnel car wash at the Independence Center is still valid, but the project is on hold.

### **Applicant Comments**

Lance Scott, 1421 E. 104<sup>th</sup> Street, Suite 100, Kansas City, stated they have several Tidal Wave Car Wash locations in the area. He said water is recycled and it can run up to 60 cars per hour. This location will allow 12 vehicles to stack while waiting for the car wash. Mr. Scott stated Tidal Wave did a fully analysis looking for a site near this location. He said they believe this area can support a car wash.

In response to Chairwoman McClain's question about landscaping, Mr. Scott stated the retaining wall will remain. He said additional trees and shrubs will be added on the island and in the right-of-way. Mr. Harker stated staff will ensure the landscaping adheres to the UDO requirements.

In response to Commissioner Young's question, Mr. Scott stated they agree with all conditions as outlined by staff.

In response to Commissioner Nesbitt's questions, Mr. Scott advised they are purchasing the property. Mr. Scott stated he believes there is a common area maintenance agreement for the roadway improvements.

**Public Comments**

No public comments.

**Commissioner Comments**

In response to Commissioner Wiley's question, Mr. Harker stated the previously approved Special Use Permit for a car wash near Independence Center is currently on hold. He stated the applicant is working on obtaining the land and proper plats for the site.

Assistant City Attorney Joe Lauber asked if there is a limit on the number of car washes allowed in the City of Independence. Mr. Harker stated there is no limit.

Commissioner Nesbitt stated he cannot vote for this item due to the number of car washes in a five-mile radius. He noted he believes traffic on 39<sup>th</sup> Street is down considerably since half of the Independence Center is vacant.

Chairwoman McClain stated she continues to see a lot of traffic on 39<sup>th</sup> Street. She said although there are several car washes in the area, if she were on 39<sup>th</sup> Street and wanted her car washed, she would not travel to 40 Highway or up M-291 to find one. Chairwoman McClain stated this area has a lot of vacant buildings and hopes this development might increase the probability of more tenants moving in.

**Motion**

Commissioner Wiley made a motion to approve Case 22-200-04 – Special Use Permit – 17620 E 39<sup>th</sup> Street, with the conditions as outlined by staff. Commissioner Ferguson seconded the motion. The motion passed with three affirmative votes.

**OTHER BUSINESS**

Rick Arroyo presented information on the Multi-Family Development process.

**ADJOURNMENT**

*The meeting was adjourned at 7:33 p.m.*

# *City of Independence*

## AGENDA ITEM COVER SHEET

---

### **Agenda Title:**

Case 22-310-01 – Preliminary Plat – Jackson Drive Industrial Park – 2808 S. Jackson Drive

### **Department:**

### **Contact Person:**

---

### **REVIEWERS:**

Planning Commission

Approved

---

### **Council Action:**

### **Council Action:**

---

### **ATTACHMENTS:**

- ▣ Staff Report
- ▣ Letter from Applicant
- ▣ Application Packet
- ▣ Plat
- ▣ Aerial Map
- ▣ Comp Plan Map
- ▣ Zoning Map
- ▣ Preliminary Plat Review Criteria Note Sheet

**MEETING DATE:** April 26, 2022

**STAFF:** Stuart Borders, Senior Planner

**PROJECT NAME:** Jackson Drive Industrial Park

**CASE NUMBER/REQUEST:** Case 22-310-01 – Preliminary Plat – Jackson Drive Industrial Park, 2808 S. Jackson Drive, Jeremy Hull, Hullmark Construction

**APPLICANT:** Hullmark Construction

**OWNER:** Brett Starr, Missouri RE

**PROPERTY LOCATION:** Northwest corner of R. D. Mize Road and Jackson Drive

**SITE ACREAGE:** 38.00 acres +/-

**NUMBER OF LOTS/TRACTS:** 8 lots, 1 tract

**PROPERTY ZONING:** C-2 (General Commercial); I-1 (Industrial)

**CURRENT USE:** Undeveloped land

**SURROUNDING ZONING/LAND USE:**

**North:** R-6/PUD (Single Family Residential/Planned Unit Development) – vacant; R-1 (Single Family Residential Estate) – single family residence

**South:** R-6 and C-2 (General Commercial); undeveloped

**East:** I-1 and R-6; undeveloped

**West:** R-6; single family homes

**FURTHER ACTION:**

Following action by the Planning Commission, this application is scheduled be to considered by the City Council on June 6, 2022.

### RECOMMENDATION

Staff recommends **APPROVAL** of this preliminary plat subject to the conditions listed below:

1. Add note on final plat that there will no direct vehicular access to Jackson Drive from Lots 1, 2, 3, 4 and 8. Sidewalks are required on all new street frontages.
2. The building lines can be removed from all the lots. Instead of conveying Tract B to the adjoining landowner to the east, include that unplatted parcel into the subdivision to create a single lot.
3. There are small stream buffer areas on the land, show on the final plat.
4. The street name needs to be changed from 'Little Blue Expressway' to 'Jackson Drive'. Final street names and addresses will be assigned during the final plat process.
5. Covenants and restrictions must be created for this development to own and maintain the detention basin. Submit a draft copy with the first final plat submission.

6. The detention basin on Tract A can be utilized, but its condition needs to be confirmed that it is in working order and meets the stormwater design requirements.
7. Industrial lots will need follow water quality Best Management Practices (BMP's). These can be built during the development phase or building permit phase.
8. A looped water main will be required for this development with no dead-end mains.
9. Water mains will be required to maintain a minimum of 10-foot horizontal separation from all storm and sanitary mains and structures, so the water main alignment will need to be revised to reflect that requirement.

## PROJECT DESCRIPTION & BACKGROUND INFORMATION

### PROJECT DESCRIPTION:

This entire property was zoned industrial in 1980 when the airport east of the site was still in operation; the southern end of the property, (Lots 7 and 8) along R. D. Mize Road was subsequently rezoned to C-2 in January 1981. Since then, Jackson Drive (Selsa Road) was constructed and provides access to currently four service/industrial businesses. This 'Jackson Drive Industrial Park' will divide the 38.00 acres into eight lots with a detention Tract A with access from a new internal street (Lots 1 – 6) or from R. D. Mize Road (Lots 7 – 8). Lot size ranges from 1.28 acres (Lot 8) to 9.73 acres (Lot 6).

### ANALYSIS

**Storm Water:** Provided it's in working order and has adequate capacity, the project will utilize an existing stormwater detention basin (Tract A) in the northwest corner of the site. It was constructed in conjunction with the existing commercial businesses along Jackson Drive.

**Street Improvements:** A new public street will extend west from an existing Jackson Drive approach on the north end of the site before turning south for about 900 feet, then proceeding due east and reconnecting to Jackson Drive. The north Jackson Drive connection is a four-way intersection while the south drive is restricted to right in/right out access only. The proposed right-of-way width is 60 feet containing a street pavement width of 32 feet. Access to the two southern lots will be via an existing private driveway onto R. D. Mize Road. No improvements are planned for either R. D. Mize Road or Jackson Drive.

**Public Utilities and Sewers:** Water is available along Jackson Drive; the Water Department will require a looped water system internal to the project with additional fire hydrants added. A sanitary sewer main abuts the east side of the site and will be extended to service the new lots.

**Historic Buildings/Archaeological Sites:** There are no apparent historic or archaeological concerns with this property.

**Landscaping:** As each of the individual lots are built on, the landscaping will be required at that time, including the planting of street trees along Jackson Drive and R. D. Mize Road.

## ANALYSIS

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

*The City Council's Strategic Plan does list 'Support development of an industrial/business park' as an element of its Goal of increasing the economic prosperity of the community.*

**Comprehensive Plan Guiding Land Use Principles:**

*The Imagine Independence 2040 Comprehensive Plan designated this site for 'Business Park' development.*

**REVIEW CRITERIA**

Recommendations and decisions on a proposed Preliminary Plat must be based on consideration of the criteria listed in Section 14-702-02-G:

1. ***Compliance with environmental and health laws and regulations concerning water and air pollution, solid waste disposal, water supply facilities, community, or public sewage disposal, and, where applicable, individual systems for sewage disposal*** – *This project will have to meet these regulations as each of the lots are built upon. These requirements will be ensured through the review of the engineering plans and final plat.*
2. ***Availability of water that meets applicable fire flow requirements and is sufficient for the reasonably foreseeable needs of the subdivision*** – *An adequate water supply is available to serve this development.*
3. ***Availability and accessibility of utilities*** - *All utilities are existing in the area and will be extended to serve this project.*
4. ***Availability and accessibility of public services such as schools, police and fire protection, transportation, recreation facilities, and parks*** – *These are not issues with this project.*
5. ***Consistency with the zoning district regulations*** – *All of the proposed lots meet the zoning requirements for width, area, and design.*
6. ***Conformity with the Major Thoroughfare Plan*** – *The adjoining streets of R. D. Mize Road and Jackson Drive are both divided roadways in conformance with the City's Thoroughfare Plan.*
7. ***Effect of the proposed subdivision on existing public streets and the need for new streets or highways to serve the subdivision*** – *The number of proposed lots should not have a negative effect on the existing perimeter streets.*
8. ***Physical land characteristics, such as floodplain, slope, soil, and elevation differentials with abutting properties*** – *The developer has taken these issues into consideration with this preliminary plat by designing around the floodplain and stream buffer areas on the site.*
9. ***Recommendations and comments of the Development Review Committee and other reviewing agencies*** – *The primary concerns of the Committee related to the configuration of the proposed internal street and the plat's access point onto R. D. Mize Road.*
10. ***Conformity with the Master Sewer and Water Utility Plan*** - *This project is in compliance with these plans.*

11. ***Compliance with this development ordinance and all other applicable regulations.*** – As with most plats of this type, there are minor issues that will be resolved as it proceeds through the final plat process and engineering plan review; they are listed as conditions on this report.

**EXHIBITS**

1. Applicant Letter
2. Application
3. Preliminary Plat
4. Aerial Map
5. Comp Plan Map
6. Zoning Map



2940 South Jackson Drive – Independence, Missouri 64057  
(816) 847-7270

3/10/2022

Missouri RE Jackson Development

The purpose of this application is to obtain preliminary plat approval and any city requirements prior to Final Plat and lot development.

Address:

1916 E RD Mize Rd – Independence MO

Legal:

SEC-16 TWP-49 RNG-31---PT NW 1/4 DAF: BEG NE COR NW 1/4 TH N 88 DEG 09 MIN 47 SEC W 1332.11' TO TRU POB TH SLY ALG CURV RI ARC DIST 114.28' TH SWLY ALG CURV RI ARC DIST 387.09' TH SWLY ALG CURV LF RAD; 483.2' ARC DIST 261.49' TH NLY 599.32' MOL TH ELY 439.2' MOL TO TRU POB & E 1/2 VAC JACKSON DR LY W & ADJ

&

SEC-16 TWP-49 RNG-31---PT NW 1/4 DAF: BEG NW COR NW 1/4 TH E 798' MOL TH S 1765' MOL ALG W ROW LITTLE BLUE EXP TH W 300' TH S 145.2' TH W 332.65' TH N 79 DEG W 50' TH N 31 DEG W 153.65' TH N 37 DEG W; 65.54' TH N 1700' MOL TO POB & W 1/2 VAC JACKSON DR LY E & ADJ

&

SEC-16TWP-49 RNG-31 ---PT NW 1/4 DAF: BEG SW COR NW 1/4 TH S 88 DEG 09 MIN 36 SEC E 99.76' TH N 01 DEG 50 MIN 24 SEC E 37' TO TO TRU POB TH N 00 DEG 00 MIN 00 SEC E 145.18' TH S 72 DEG 56 MIN 08 SEC E; 18.99' TH N 22 DEG 24 MIN 26 SEC E 265.14' TH N 90 DEG 00 MIN 00 SEC E 280.7' TH S 00 DEG 00 MIN 50 SEC W 177.71' TH S 89 DEG 56 MIN 33 SEC E 300' TH S 00 DEG 00 MIN 00 SEC W 150' MOL TH S 71 DEG 57; MIN 50 SEC E 34.78' TH S 01 DEG 50 MIN 27 SEC E 11.32' TN 88 DEG 09 MIN 36 SEC W 228.72' TH S 89 DEG 32 MIN 58 SEC W 150.12' TH N 88 DEG 09 MIN 36 SEC W 66.69' TH N 01 DEG 39 MIN 34 SEC E 58' TH N 88; DEG 09 MIN 36 SEC W 80' TH S 01 DEG 39 MIN 34 SEC E 58' TH N 88 DEG 09 MIN 36 SEC W 174.16' TO TRU POB

We are under contract with Olsson (the surveyor) to plat all property into a single plat. We are excited to get through the next available city meeting with minimal impact on our endeavor and proceed directly into final plat and construction.

Thank you and please reach out directly with any questions or missing documents to keep this rolling.

Thanks in advance for all the City's help!

Jeremy Hull  
(816) 918-6254





## Planning & Zoning Application Form

Staff Use Only	
Case Number:	22-310-01
PC/BOA Meeting:	April 26, 2022
City Council Dates:	June 6, 2022

### 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 checked="" type="checkbox"/> Final Plat <input type="checkbox"/> Minor Subdivision	<input type="checkbox"/> Final Site Plan <input checked="" 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

### Project Information and Location

Missouri RE Jackson Development

Project Name  
19716 E RD Mize Road - Independence, MO 64057

Project Address/Location NA	38	12	No
Sq. Ft. of Building LI	Acreage No Change	Number of Lots/Tracts AG	Stream Buffer (Yes or No) Industrial development
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"/> Plat Map, Development Plan, or Other Map (24" x 36" & 8.5" x 11" hard copy, and electronic copy) <input checked="" type="checkbox"/> Legal Description of the property in question
--	--

### Contact Information

#### Applicant

Name: Jeremy Hull  
Company: Hullmark Construction  
Address: 2940 South Jackson Drive - Independence, MO  
Phone: 816-918-6254  
E-mail: jhull@hullmarkllc.com

#### Owner

Name: Brett Starr  
Company: Missouri RE  
Address: 3020 South Jackson Drive - Independence, MO  
Phone: 816-769-6653  
E-mail: brett@autobeautycenters.com

#### Architect/Engineer/Surveyor/Other: Engineer

Name: Robert Walquist  
Company: Quist Engineering  
Address: 821 NE Columbus ST - Lee's Summit MO  
Phone: 816-550-5675  
E-mail: rwalquist@quistengineering.com

#### Architect/Engineer/Surveyor/Other: Surveyor

Name: Tim Wiswell  
Company: Olsson  
Address: 7301 W 133rd St Suite 200 - Overland Park, KS  
Phone: 913-381-1770  
E-mail: twiswell@olsson.com

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

  
Applicant's Signature Date 3/10/2022

  
Owner's Signature Date 3/10/2022



DEVELOPER:  
MISSOURI RE  
3000 S JACKSON DR  
INDEPENDENCE, MO

## NOTES

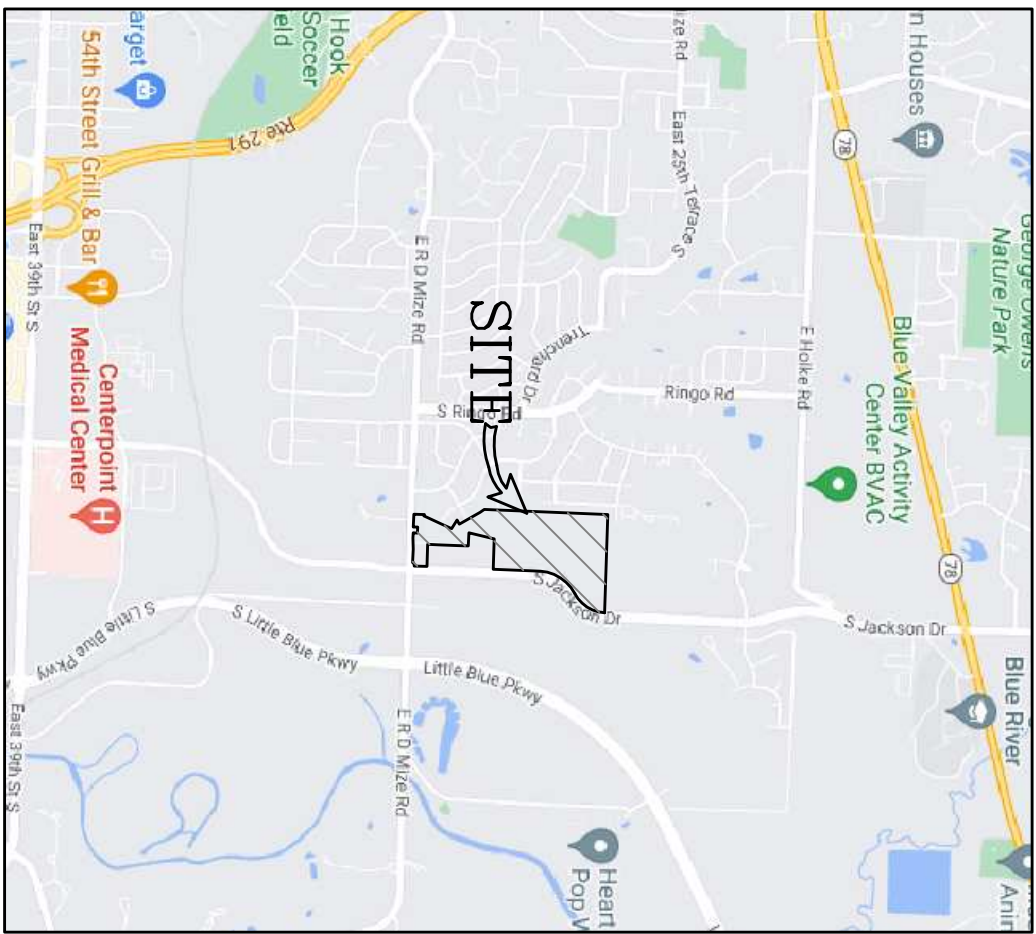


## Civil Engineering for Residential & Commercial Site Development

**821 NE Columbus ST.  
Lee's Summit, Missouri 64063  
Phone: (816) 550-5675  
e-mail = [rwalquist@quistengineering.com](mailto:rwalquist@quistengineering.com)**

**PRELIMINARY PLAT**  
**FOR JACKSON DRIVE INDUSTRIAL PARK**  
**LOTS 1 THRU 8 AND TRACTS A & B**

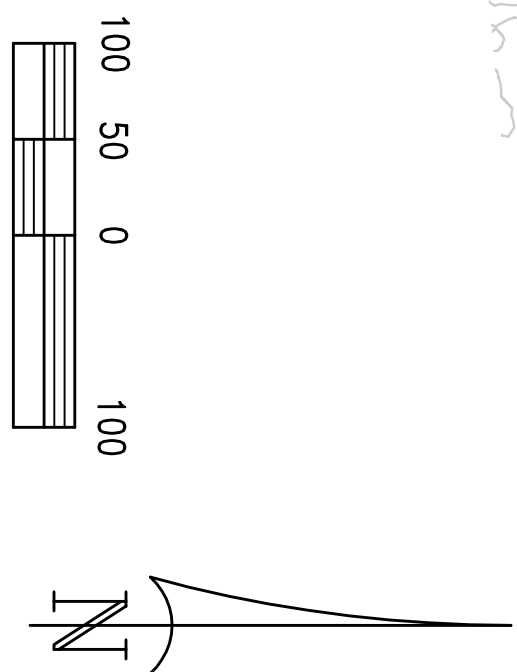
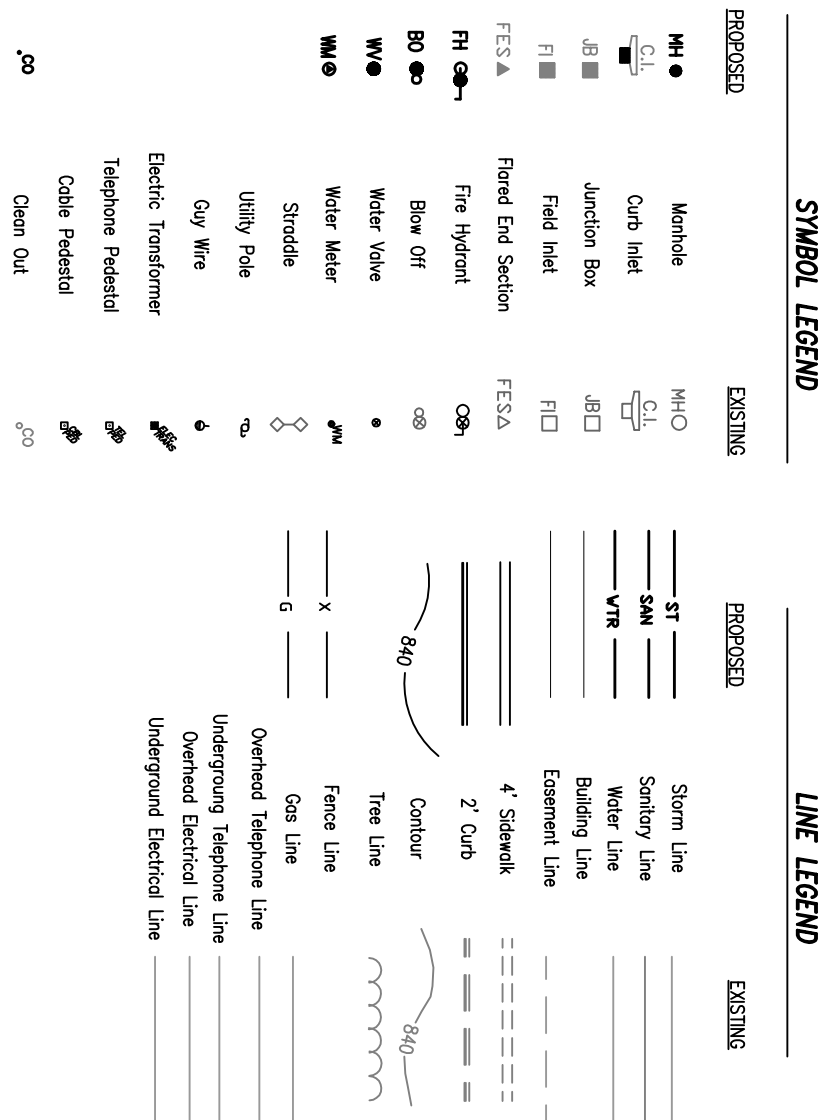
JACKSON DRIVE INDUSTRIAL PARK  
INDEPENDENCE, JACKSON COUNTY, MISSOURI



LOCATION MAP



AERIEL MAP



# PRELIMINARY PLAT







Legend

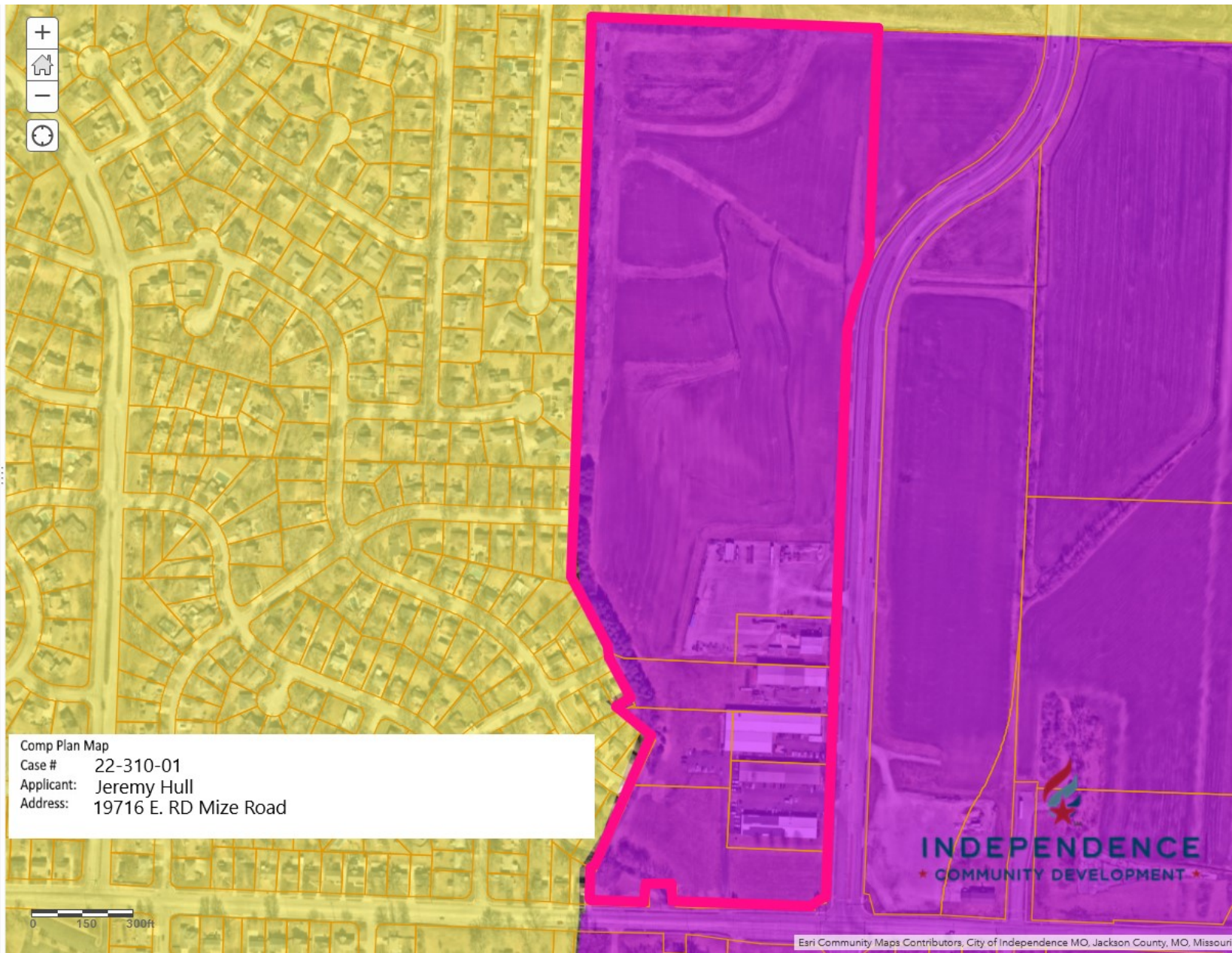
Parcels



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 Attractions & Tourism
- Parks
- Agricultural
- Invalid Rule

Municipal Boundaries 2022

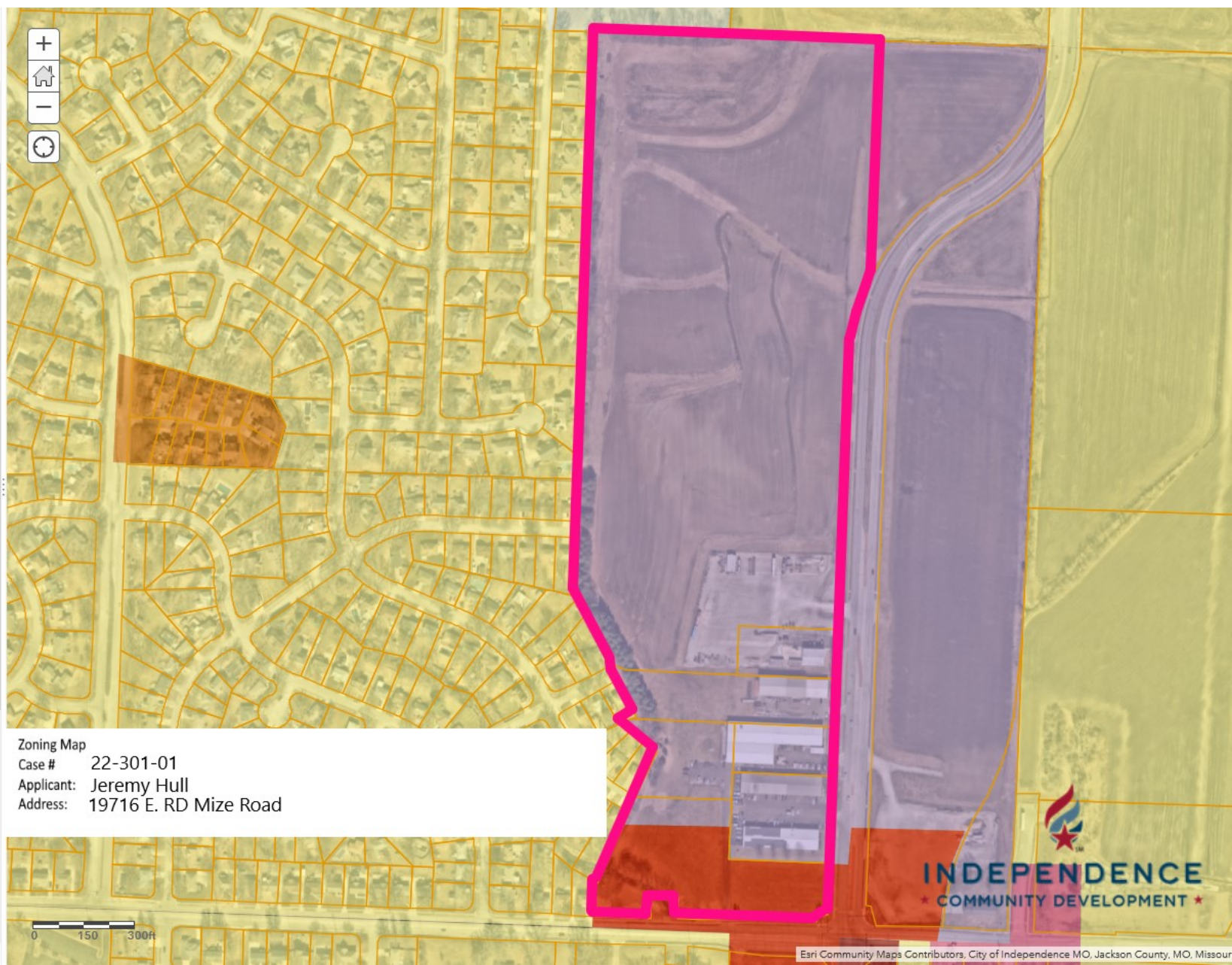


Comp Plan Map  
Case # 22-310-01  
Applicant: Jeremy Hull  
Address: 19716 E. RD Mize Road





- Legend**  
**Zoning**
- ARTS
  - Business Park
  - Business Park/PUD
  - Light Commercial
  - Commercial
  - Commercial/Historic Landmark
  - Commercial/PUD
  - Commercial/Special Character
  - Warehouseing
  - Drumm Farm District
  - Industrial
  - Industrial/Historic Landmark
  - Industrial Park
  - Office
  - Office/Planned Unit Development
  - Single Family Residential Estate
  - Two Family Residential
  - Two Family Residential Historic Landmark
  - Two Family Residential/PUD
  - Moderate Density Residential/PUD
  - Single Family Residential Large Lot
  - Single Family Res Large Lot/PUD
  - High Density Residential/PUD
  - Single Family Residential Low Density
  - Single Family Residential Low Density/PUD
  - Single Family Residential
  - Single Family Residential/Historic



## Preliminary Plat Review Criteria Note Sheet

Recommendations and decisions on a proposed Preliminary Plat must be based on consideration of the criteria listed in Section 14-702-02-G:

1. **Compliance with environmental and health laws and regulations concerning water and air pollution, solid waste disposal, water supply facilities, community, or public sewage disposal, and, where applicable, individual systems for sewage disposal**

---

---

2. **Availability of water that meets applicable fire flow requirements and is sufficient for the reasonably foreseeable needs of the subdivision**

---

---

3. **Availability and accessibility of utilities**

---

---

4. **Availability and accessibility of public services such as schools, police and fire protection, transportation, recreation facilities, and parks**

---

---

5. **Consistency with the zoning district regulations**

---

---

6. **Conformity with the Major Thoroughfare Plan**

---

---

7. **Effect of the proposed subdivision on existing public streets and the need for new streets or highways to serve the subdivision**

---

---

- 8. Physical land characteristics, such as floodplain, slope, soil, and elevation differentials with abutting properties**

---

---

- 9. Recommendations and comments of the Development Review Committee and other reviewing agencies**

---

---

- 10. Conformity with the Master Sewer and Water Utility Plan**

---

---

- 11. Compliance with this development ordinance and all other applicable regulations**

---

---

# *City of Independence*

## AGENDA ITEM COVER SHEET

---

### **Agenda Title:**

Case 22-125-05 – Rezoning/PUD – 19515 & 19601 E. R.D. Mize Road – A request by Ali Karolczak to rezone these properties from R-6 to R-18/PUD and approve a preliminary development plan.

### **Department:**

### **Contact Person:**

---

### **REVIEWERS:**

Planning Commission

Approved

---

### **Council Action:**

### **Council Action:**

---

### **ATTACHMENTS:**

- ▣ Staff Report
- ▣ Letter from Applicant
- ▣ Application Packet
- ▣ Notification Letter
- ▣ Notification Affidavit
- ▣ Notification Information
- ▣ Preliminary Site Plan
- ▣ Rendering
- ▣ Traffic Study
- ▣ Preliminary Storm Study
- ▣ Comp Plan Map
- ▣ Zoning Map
- ▣ PUD Review Criteria Note Sheet



**MEETING DATE:** April 26, 2022

**STAFF:** Brian Harker, Planner

**PROJECT NAME:** Redwood Independence

**CASE NUMBER/REQUEST:** Case 22-125-05 – Rezoning/PUD – 19515 & 19601 E. RD Mize Road – A request by Ali Karolczak to rezone these properties from R-6 to R-18/PUD and approve a preliminary development plan.

---

**APPLICANT:** Ali Karolczak/Rewood USA, LLC

**OWNER:** Robert Radmacher/Rachmacher Land & Equipment Management Company, LLC

**PROPERTY LOCATIONS:** 19515 & 19601 E. RD Mize Road (three-parcels)

**SURROUNDING ZONING/LAND USE:**

**North:** R-6 (Single-Family Residential) – single family homes and C-2 (General Commercial) – vacant land

**South:** R-6 (Single-Family)...vacant land

**East:** R-6 (Single-Family Residential) and C-2 (General Commercial)...vacant land

**West:** R-6 (Single-Family Residential)...single-family homes

**PUBLIC NOTICE:**

- Letter to adjoining property owners – April 8, 2022
- Public Notice published in The Independence Examiner – April 9, 2022
- Signs posted on property – April 7, 2022

### RECOMMENDATION

Staff recommends **APPROVAL** of this rezoning request and the accompanying Preliminary Development Plan with the following conditions:

1. The property must complete the Final Platting prior to the approval of any building permit;
  2. Provide utility easements for water and sewer to serve the neighboring property to the east of the development. Indicate 15-foot water easement between Buildings R and Q, and include a 15-foot sewer easement between Buildings T and S;
  3. The street names and addresses will be assigned during the final development stage;
  4. The Final Plat must include covenants to ensure the long-term maintenance of both portions of the two-lot development. The Final Plat should have text indicating the two-lots, when sold, must be sold together;
  5. The Final Plat must provide 15-foot utility easements for both public water and public sewer utilities within the development.
  6. The project shall include an additional amenity to serve the development.
-

## PROJECT DESCRIPTION & BACKGROUND INFORMATION

### PROJECT DESCRIPTION:

Redwood USA, LLC (Ali Karolczak) seeks to rezone 19515 & 19601 E. RD Mize Road from R-6 (Single-Family Residential) to R-18 (Moderate Residential/Planned Unit Development) and approval of a Preliminary Development Plan.

<b>Current Zoning:</b>	R-6 (Single-Family Residential)	<b>Proposed Zoning:</b>	R-18/PUD (Moderate Density Residential/Planned Unit Development)
<b>Acreage:</b>	45-acres	<b>Existing Use:</b>	Undeveloped
<b>Number of Units:</b>	<b>190</b>	<b>Proposed Use:</b>	Three & Four-Family Dwellings

### BACKGROUND:

Redwood Living requests to rezone a 45-acre, three parcel, tract of land, located west of Jackson Drive and south of RD Mize Road. The proposed development will include a total 190-units in a mix of single-story, three and four-unit buildings on two lots. The applicant's intention is to provide units that feel like a single-family living space. The proposal indicates 34-buildings, plus a dedicated leasing office/maintenance garage. The floor plans will range in size from 1,294 to 1,620 square feet and each home will be designed with two-bedrooms, two-bathrooms, an attached one or two-car garage and a patio. The units will be accessible through the garages or through the front entrances, allowing residents to enter their home without having to use shared doors, hallways, or enclosed common spaces. Premium units will include covered and screened in patio spaces, or all-season sunrooms. Each residential building will be constructed on a slab foundation.

**Building Façade** - Exterior building materials will consist of vinyl siding with a wainscot consisting of a stone veneer. Asphalt composite shingles in a dark tan color will be used on all roofs. All buildings will be rental units owned and maintained by the developer. Expected monthly rent will be \$1,800 to \$2,200 per month, not including utilities.

**Site Improvements** – All buildings will be accessed by a looped private street (intersected by two short cross streets) connecting to RD Mize Road. Stormwater detention basins will be sited in the northeastern and southwestern corners of the development. A walking trailing is shown extending northwestward from the sidewalk along Jackson Drive, then bending westward before bending back eastward to the loop road between two proposed residential structures. In addition to the walking trail and park benches depicted, the applicant should provide an additional project amenity, such as a picnic area or park shelter amenite.

Monument subdivision signage will be positioned at the northeast corner of the western end of the loop road and at the northwest corner of the eastern end of the loop road.

## ANALYSIS

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

This case would contribute to the Strategic Plan by building new housing units to fill a market need.

### **Comprehensive Plan Guiding Land Use Principles for the Current Designation:**

One of the Comprehensive Plan Guiding Principles is to “Protect and enhance the viability, livability and affordability of the City’s residential neighborhoods while integrating multi-family development throughout the community.”

### **Housing Study:**

Recently, a City-Wide Housing Study outlined five complementary strategies to meet the broad range of housing needs in Independence. One of these strategies is to be proactive about new development. New development is critical to accommodating future growth for Independence. Whether it is having new and diverse housing stock to meet the needs of changing demographics of the City’s current population or having the right stock and amenities to attract new residents from around the region and beyond, it is important for the City to encourage a diversity of market-supported development in specific locations throughout the City.

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

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

### **Utilities:**

Both water and sanitary services are available along the RD Mize Road right-of-way and in the general area. Utilities to service the development will be installed along the private streets to serve each proposed building as shown on the Preliminary Development Plan. Water and sewer lines will be provided with one tap per unit for each utility.

The applicant will need to provide utility easements for water and sewer to serve the neighboring property to the east of the development. They will need to indicate 15-foot water easement between Buildings R and Q, and include a 15-foot sewer easement between Buildings T and S. Proposed easements will be provided for public utilities at the time the subdivision is platted.

### **Storm Water Detention:**

The north 22-acres drains north into an existing creek that crosses through the northeast corner of the property. The south 22.7-acres drains south into an existing creek that crosses through the southwest corner of the tract. The development will drain to detention basins located in the northeastern and southwestern portions of the property. The detention basins will provide flood control protection for a 100-year storm. At the final plat and engineering plan review processes, these will be reviewed for conformance with City requirements.

### **Stream Buffers and Flood Plain Area:**

Stream Buffers, the 100-year flood plain and floodway are confined to the very southwestern and northeastern portions of the property. The Final Plat, when submitted, should delineate them (and their zones) in a manner per Code.

**Streets and Sidewalks:**

The private loop road and cross streets will be 22-feet street wide flanked by pavements, at the same grade, five feet in width that will serve as sidewalks on the interior side of the loop and the interior sides of the center block flanked by the two cross streets.

**Parking:**

The development will provide for 791 parking spaces. There will be 380 garage spaces, as well as 380 driveway spaces. One Hundred and Six units have two-car garages and driveway spaces, and 274 other units have one-car garage and driveway spaces. Additionally, the development will provide 31 visitor spaces. There will be off-street clusters of spaces perpendicular to the streets scattered throughout the subdivision.

**Traffic Study:**

Right-turn lane warrants at the intersections were analyzed and no right-turn lanes would be warranted at either end of the loop road. Given there is a two-way left-turn lane down RD Mize Road, left-turn lanes will be provided for the property. Acceptable traffic operations can be expected in and around the proposed development. No improvements would be required.

**Open Space:**

In addition to long-term maintenance and upkeep of all buildings and private infrastructure, Redwood Living, will oversee ongoing maintenance of open space throughout the neighborhood by staff service technicians and contracted third party vendors. Sixty-Seven percent (67%) of the development will be open space. Funding for maintenance will come directly from rent collected from residents.

**Landscaping and Plantings:**

Street trees and shrubbery will line the RD Mize Road right-of-way. A short line of trees and shrubs will screen Building A from the single-family addition adjacent to the west. A high-impact landscaping screen will extend south of the detention basin along the eastern property line. Trees will line the sidewalk along Jackson Drive and the plan indicates a pattern of street trees within the subdivision and behind the buildings in the middle of the loop. Lastly, the existing vegetation at the southwestern and northeastern corners, and the western side of the property, will remain.

**REVIEW CRITERIA**

Recommendations and decisions for proposed planned unit development rezoning and its accompanying preliminary development plan must be based on consideration of the criteria listed in Section 14-703-05-H:

1. **The consistency with the Comprehensive Plan.**  
The development supports the plan principle, "Protect and enhance the viability, livability and affordability of the City's residential neighborhoods while integrating multi-family development throughout the community;"
2. **The consistency with the PUD standards of Section 14-902, including the statement of purpose.**

*Section 14-902 is intended to allow design flexibility that results in greater public benefit than would be achieved using conventional zoning regulations; this project is in conformance with that standard;*

3. **The nature and extent of Common Open Space in the PUD.**

*The project's open space abuts the western, northeastern and southern portions of the property;*

4. **The reliability of the proposals for maintenance and conservation of Common Open Space.**

*Redwood states that it will construct, manage and maintain the property; it has no intent to sell any units or buildings;*

5. **The adequacy or inadequacy of the amount and function of Common Open Space in terms of the densities and dwelling types proposed in the plan.**

*Two detention basins are being provided for the project. Staff is recommending that an additional amenity feature, in addition to the walking path, be added;*

6. **The extent to which the proposed use will adversely affect the capacity of safety portions of the street network or present parking problems in the vicinity of the property. Whether adequate provision for public services, provides adequate control over vehicular traffic, and furthers the amenities of light and air, recreation, and visual enjoyment.**

*This proposed project is not expected to adversely affect the street network in the vicinity of the project;*

7. **The extent to which the proposed use will have a substantially adverse effect on adjacent property and the development or conservation of the neighborhood area.**

*In some regards, this project can be considered a self-contained development with limited impacts on adjacent development. Only one looping street access is planned connecting with 39<sup>th</sup> Street;*

8. **Whether potential adverse impacts have been mitigated to the maximum practical extent.**

*This site offers unique topographical features and the existence of wetlands on these parcels add difficulty to the developability of this site. The proposed layout is able to accommodate and protect the natural features of the site;*

9. **Whether the Preliminary Development Plan represents such a unique development proposal that it could not have accomplished through use of (non-PUD) conventional zoning regulations.**

*Due to the project's design and all the buildings being on two lots, it is not possible to develop it through any means other than through the Planned Unit Development (PUD) process. As a PUD, the City would have control over the exact design and future use of this location.*

10. **The sufficiency of the terms and conditions proposed to protect the interest of the public and the residents of the PUD in the case of a plan that proposes development over a period of years.**

*This project will be constructed in a single phase and the entire development is proposed to be under one ownership.*

**EXHIBITS**

1. Applicant's Letter
2. Application
3. Notification Letters and Addresses
4. Mailing Affidavit
5. Addresses
6. Preliminary Plat
7. Preliminary Site Plan Elevations
8. Renderings
9. Redwood TIS
10. Redwood Storm Study
11. Comp Plan Map
12. Zoning map

March 17, 2022

City of Independence, MO  
111 E Maple Ave  
Independence, MO 64050

To whom it may concern:

Redwood Living is proposing a Neighborhood of all single-story apartment homes. Our goal is to provide a product that feels like a single-family living space, while allowing for the flexibility that comes with renting from a dedicated and professional property management company. The submitted Concept Plan proposal includes 190 units, plus a dedicated leasing office/ maintenance garage.

While floor plans will range in size from 1,294 to 1,620 square feet, each home will be designed with two-bedrooms, two-bathrooms, a private attached two-car garage, and a personal patio. Units can be accessed through the garage or through the private front entrance, allowing residents the security and cleanliness of being able to enter their home without having to encounter shared doors, hallways, or enclosed common spaces. In addition to our standard features, premium units will include covered and screened-in patio spaces, or all-season sunrooms.

#### *Public Interest*

Redwood believes that this unique concept is wonderfully suited for the City of Independence, MO. However, there is currently no existing zoning category that allows for this product type by right. We believe that allowing for the re-zoning of the proposed location to PUD is in the best interest of the city and its residents. A PUD at the corner of ERD Mize Road and Jackson Drive, as shown in the image below, would allow for the opportunity to diversify the housing options in this neighborhood, while providing a logical transition of uses between single-family residential and the apartments/ commercial uses to the south.



In addition, the unique topographical features and existence of wetlands on these parcels add difficulty to the developability of this site. Redwood's site plan layout is able to accommodate and protect the natural features of the site, while supplying a needed product for Independence. The site as it exists today currently is being used as a dumping ground for construction material. Redwood sees the potential in this location and believes that it is a benefit for the surrounding community to have this land re-zoned for a use that will clean it up and provide a taxable product on an otherwise vacant parcel. As a PUD, the City of Independence will have control over the exact design and future use of this location.

### *Schedule*

Redwood plans to design and build the entire neighborhood in a continuous manner. Financing will be pursued in the form of two separate construction loans; however, it is Redwood's intention to design the entire site at once and pursue zoning and site plan approvals for the entire neighborhood. Construction will take place in the form of one uninterrupted phase from the perspective of the city.

### *Site Summary*

Single-Story Multiplex Units: 190  
Total Acreage: 1,946,162 sq ft (44.678 acres)  
Open Space Area: 1,302,564 sq. ft. (67% of total area)  
Density: 4.25 units/ acre  
Off-street parking:  
    Visitor spaces = 31 spaces  
    Garage spaces = 380 spaces  
    Driveway spaces in front of garages = 380 spaces  
    Total parking provided = 791 spaces

### *Utilities*

Utilities to service the development will be installed along the private streets to serve each proposed building as shown on the preliminary site development plan. Water and sewer lines will be provided with one tap per building for each utility. Proposed easements will be provided for public utilities at the time of final platting.

### *Open Space Maintenance*

In addition to long-term maintenance and upkeep of all buildings and private infrastructure, Redwood Living, as a property management company, will oversee ongoing maintenance of open space throughout the neighborhood by staff service technicians and contracted third party vendors. Funding for maintenance will come directly from rent collected from residents.

### *Restrictions*

Existing easements will remain in place, and are shown on the preliminary plat and preliminary site plan. Proposed easements will be provided for public utilities at the time of final platting.

### *Modifications and Waivers*

In consultation with our Civil Engineer, we do not believe that there are any modifications, reductions, or waivers being required as part of the Planned Unit Development.

Thank you,



Ali Karolczak  
Director of Acquisitions, Redwood Living  
216-536-3647





## Planning & Zoning Application Form

Staff Use Only	
Case Number:	
PC/BOA Meeting:	
City Council Dates:	

### Application Type (check all that apply)

Land Use	Land Subdivision	Site Development	Use Permit	Other
<input type="checkbox"/> Rezoning <input checked="" 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 checked="" 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

### Project Information and Location

Redwood Independence ERD Mize Road MO

Project Name

19515 & 19601 ERD Mize Road, Independence, MO 64057

Project Address/Location

Sq. Ft. of Building	Acreage	Number of Lots/Tracts	Steam Buffer (Yes or No)
R-6	PUD-18	Vacant	Multiplex
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"/> Plat Map, Development Plan, or Other Map (24" x 36" & 8.5" x 11" hard copy, and electronic copy) <input type="checkbox"/> Legal Description of the property in question
---	---

### Contact Information

#### Applicant

Name: Ali Karolczak

Company: Redwood USA LLC

Address: 7007 E Pleasant Valley Rd, Independence, OH 44131

Phone: 216-536-3647

E-mail: akarolczak@byRedwood.com

#### Owner

Name: Robert Radmacher

Company: Radmacher Land & Equipment Management Company, LLC

Address: 2201 North & Highway, Suite B, Pleasant Hill, MO 64080

Phone:

E-mail: robert@radbroex.com

#### Architect/Engineer/Surveyor/Other: Engineer

Name: Greg Watson

Company: McClure

Address: 11031 Strang Line Road, Lenexa, KS 66215

Phone: 913-307-2522

E-mail: gwatson@mcclurevision.com

#### Architect/Engineer/Surveyor/Other: Architect

Name: James Keys

Company: MPG Architects

Address: 7007 E Pleasant Valley Rd, Independence, OH 44131

Phone: 330-814-3331

E-mail: james@mpg-architects.com

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

Ali Karolczak

Applicant's Signature

3/15/2022

Date

Owner's Signature

Date

# Property Owner Notification Letter

## City of Independence, Missouri

Date: 04/07/2022

Case No. 22-125-05

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:** Redwood Living Neighborhood of two-bedroom,  
two-bathroom, single-story apartment homes with private attached garages.

**Applicant:** Ali Karolczak, Redwood USA LLC

**Location of Property:** 19515-19601 E R D Mize Road

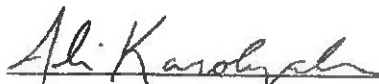
**Planning Commission Meeting Date:** April 26, 2022, at 6:00 p.m.

**City Council Meeting Date:** May 16, 2022, 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.

April 6, 2022



Dear Neighbor,

On behalf of Redwood Living, I would like to cordially invite you to our Neighborhood Meeting on **Wednesday, April 20, 2022 via Microsoft Teams**. At this meeting, we will have an opportunity to introduce Redwood Living and discuss the proposed neighborhood, located at 19515 and 19601 ERD Mize Road, Independence, MO. This project will be presented at the April 26<sup>th</sup> Planning Commission Meeting at City Hall.

A couple quick notes in advance of the meeting:

- Redwood Neighborhoods consist of all single-story, two-bedroom, two-bathroom apartment homes with private attached garages.
- Redwood *only* rents *market rate* apartment homes. It does not participate in any housing voucher programs.
- To live in a Redwood home, each resident must meet strict application qualifications, including a background check and credit score review, and abide by the standards of the lease agreement.

The Redwood team will be happy to answer questions about its existing neighborhoods and its plans for this new neighborhood in Kansas City. **If you are interested in attending, please reach out via email to [AKarolczak@byRedwood.com](mailto:AKarolczak@byRedwood.com) to receive an electronic invitation to the meeting.**

If you have any questions, would like additional information such as a site plan, or are unable to attend this virtual meeting, please do not hesitate to contact me the above email or 216-536-3647. You can find also out more information about Redwood at our website, [www.byredwood.com](http://www.byredwood.com).

I look forward to meeting with you!

Sincerely,

*Ali Karolczak*

Ali Karolczak  
Director of Acquisitions



# Property Owner Notification Affidavit

STATE OF MISSOURI

COUNTY OF JACKSON

Case No. 22-125-05

I, Alison Karolczak, 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 8th day of April, 2022.

Alison Karolczak

Signature of Agent, Owner or Attorney

Subscribed and sworn to before me this 11th day of April, 2022.

[Signature]  
Notary Public

08/11/2024  
Commission Expiration Date



**CHARLES B. GRASSER**  
NOTARY PUBLIC  
FOR THE  
STATE OF OHIO  
My Commission Expires

4/6/2022  
McClure

#	Parcel #	Owner	Mailing Address
1	25-700-03-10-01-000	JAMES W POLLARD	3030 S CRENSHAW RD INDEPENDENCE, MO 64057
2	25-700-03-10-02-0-00-000	JAMES W POLLARD	3030 S CRENSHAW RD INDEPENDENCE, MO 64057
3	25-700-03-11-02-0-00-000	RADMACHER LAND & EQUIPMENT LLC	2201 N STATE RT 7 STE B PLEASANT HILL, MO 64080
4	25-840-99-02-02-0-00-000	RADMACHER LAND & EQUIPMENT LLC	2201 N STATE RT 7 STE B PLEASANT HILL, MO 64080
5	34-200-01-18-00-0-00-000	CITY OF INDEPENDENCE	111 E MAPLE INDEPENDENCE, MO 64050
6	25-840-06-20-00-0-00-000	MEADOW HILLS HOMEOWNERS ASSN INC	11800 E 63RD TER KANSAS CITY, MO 64133-7537
7	25-840-06-14-00-0-00-000	CHRIS E DANFORTH	19301 E 34TH TER S INDEPENDENCE, MO 64057
8	25-840-06-15-00-0-00-000	EDDIE J HIGHTOWER	19305 E 34TH TER S INDEPENDENCE, MO 64057
9	25-840-06-16-00-0-00-000	STEVEN M HEBERT JR	3413 S SIOUX CT INDEPENDENCE, MO 64057
10	25-840-06-17-00-0-00-000	NATHAN & BABETTE EBBRECHT	3409 S SIOUX CT INDEPENDENCE, MO 64057
11	25-840-06-18-00-0-00-000	CEIL L JONES	2753 N 22ND ST KANSAS CITY, MO 66104
12	25-840-06-19-00-0-00-000	MARK A & LORI L MALMBERG	3401 S SIOUX CT INDEPENDENCE, MO 64057
13	25-840-07-13-00-0-00-000	JAMES G & ROBIN M RAO	19300 E 34TH TER S INDEPENDENCE, MO 64057
14	25-840-07-01-00-0-00-000	JAMES A & SHARI K DAVIS	19307 E 34TH ST S INDEPENDENCE, MO 64057
15	25-840-02-69-00-0-00-000	MARK MAYFIELD	3329 S SIOUX CT INDEPENDENCE, MO 64057
16	25-840-02-68-00-0-00-000	DANELL & KIEARRA PRIMERS	3325 S SIOUX CT INDEPENDENCE, MO 64057
17	25-840-02-67-00-0-00-000	GUY R FOULTZ	3321 S SIOUX CT INDEPENDENCE, MO 64057
18	25-840-02-66-00-0-00-000	ERIC & CYNTHIA M WOYTOWICH	3317 S SIOUX CT INDEPENDENCE, MO 64057
19	25-840-02-65-00-0-00-000	ANTHONY J GAMBINO	3313 S SIOUX CT INDEPENDENCE, MO 64057
20	25-840-02-64-00-0-00-000	CHRISTOPHER & AMANDA WILLIAMS	3309 S SIOUX CT INDEPENDENCE, MO 64057
21	25-840-02-63-00-0-00-000	DAVIDSON FAMILY TRUST	3305 S SIOUX CT INDEPENDENCE, MO 64057
22	25-840-02-62-00-0-00-000	JEANIE R MAGRUDER	3301 S SIOUX CT INDEPENDENCE, MO 64057
23	25-840-02-54-00-0-00-000	AMY T RODAK	3326 S SIOUX CT INDEPENDENCE, MO 64057
24	25-840-02-55-00-0-00-000	PATRICIA A MILLER	3324 S SIOUX CT INDEPENDENCE, MO 64057
25	25-840-02-56-00-0-00-000	KYLE L & KARA J FRAZIER	3320 S SIOUX CT INDEPENDENCE, MO 64057
26	25-840-02-57-00-0-00-000	MICHAEL D & CHERYL J GRAY	141 N MOUNTAIN VISTA RD KAYSVILLE, UT 84037
27	25-840-02-58-00-0-00-000	HEATH L MACKEY	3312 S SIOUX CT INDEPENDENCE, MO 64057
28	25-840-02-59-00-0-00-000	TRAVIS W & LORI WILLIAMS	3308 S SIOUX CT INDEPENDENCE, MO 64057
29	25-840-02-60-00-0-00-000	NATHAN E & MELISSA A KERSTEN	3304 S SIOUX CT INDEPENDENCE, MO 64057
30	25-840-02-61-00-0-00-000	MICHAEL & NOEL J LOMBARDO - TRUSTEES	3704 BEATRICE CRT INDEPENDENCE, MO 64055



31	25-840-02-14-00-0-00-000	THOMAS C & PATRICIA SCOTT	3229 S SIOUX AVE INDEPENDENCE, MO 64057
32	25-840-02-13-00-0-00-000	BRETT WAYNE MONDAY	3225 S SIOUX AVE INDEPENDENCE, MO 64057
33	25-840-02-12-00-0-00-000	LINDA K WILLIAMS	3221 S SIOUX AVE INDEPENDENCE, MO 64057
34	25-840-02-11-00-0-00-000	JASON RAMLOW	3217 S SIOUX AVE INDEPENDENCE, MO 64057
35	25-840-02-10-00-0-00-000	JAMIE & VALARIE SMITH	3213 S SIOUX AVE INDEPENDENCE, MO 64057
36	25-840-02-09-00-0-00-000	KATHRYN L MCFADDEN	3209 S SIOUX AVE INDEPENDENCE, MO 64057
37	25-840-02-08-00-0-00-000	JONATHAN & NICOLE DELOACH	3205 S SIOUX AVE INDEPENDENCE, MO 64057
38	25-840-02-07-00-0-00-000	ROCKY LEE CAUPELL	3201 S SIOUX AVE INDEPENDENCE, MO 64057
39	25-840-02-06-00-0-00-000	ANDREA E CRAIG	3127 S SIOUX AVE INDEPENDENCE, MO 64057
40	25-840-02-05-00-0-00-000	KEVIN RICHARD & TORRES MARTHA WENTWORTH	3123 S SIOUX AVE INDEPENDENCE, MO 64057
41	25-840-02-04-00-0-00-000	PATRICIA L & VIRGIL J POORE	3119 S SIOUX AVE INDEPENDENCE, MO 64057
42	25-840-02-03-00-0-00-000	JEFFREY A & SARAH E NUNN -TRUSTEES	3115 S SIOUX AVE INDEPENDENCE, MO 64057
43	25-840-02-02-00-0-00-000	PHILIP G & TRACY J ARCHER	3111 S SIOUX AVE INDEPENDENCE, MO 64057
44	25-840-02-01-00-0-00-000	DONNA D TAYLOR	3107 S SIOUX AVE INDEPENDENCE, MO 64057
45	25-840-02-15-00-0-00-000	JAMIE K LOMBARDO	3228 S SIOUX AVE INDEPENDENCE, MO 64057
46	25-840-02-16-00-0-00-000	ANDREW S & TIFFANY J HOYLE	3224 S SIOUX AVE INDEPENDENCE, MO 64057
47	25-840-02-17-00-0-00-000	LINDA L WEST	19309 E 32ND TER S INDEPENDENCE, MO 64057
48	25-840-05-25-00-0-00-000	SUSAN J DARLING	19308 E 32ND TER S INDEPENDENCE, MO 64057
49	25-840-05-26-00-0-00-000	JOSHUA E & JENNIFER L RANDOL	3208 S SIOUX AVE INDEPENDENCE, MO 64057
50	25-840-05-27-00-0-00-000	JULIE L & JEFFREY D SHAW II	3204 S SIOUX AVE INDEPENDENCE, MO 64057
51	25-840-05-28-00-0-00-000	ROBERT A & DEBIE A FASSBINDER	3200 S SIOUX AVE INDEPENDENCE, MO 64057
52	25-840-05-29-00-0-00-000	DANIEL D JR & MARIA L CLEVENGER	3128 S SIOUX AVE INDEPENDENCE, MO 64057
53	25-840-05-30-00-0-00-000	ANGEL M & AMANDA A TOVAR	3124 S SIOUX AVE INDEPENDENCE, MO 64057
54	25-840-05-01-00-0-00-000	JARED W & GAY LYNN SHROUT	19313 E 31ST TER S INDEPENDENCE, MO 64057
55	25-840-03-01-00-0-00-000	DORICE A JOHNSON MERRITT	19312 E 31ST TER S INDEPENDENCE, MO 64057
56	25-810-14-22-00-0-00-000	RONALD F & TRACEY M MORA	19312 E R D MIZE RD INDEPENDENCE, MO 64057
57	25-810-14-23-00-0-00-000	BOBBY L JOHNSON JR.	19400 E R D MIZE RD INDEPENDENCE, MO 64057
58	25-810-14-24-00-0-00-000	BRUCE Q RONEY	19404 E R D MIZE RD INDEPENDENCE, MO 64057
59	25-810-14-25-00-0-00-000	GARY W & DEBORAH K PATTON	19408 E R D MIZE RD INDEPENDENCE, MO 64057
60	25-810-14-26-00-0-00-000	JOHN WESTON VERMAN	3024 S IVA DR INDEPENDENCE, MO 64057
61	25-810-14-27-00-0-00-000	SHERRY A LUNCEFORD	3018 S IVA DR INDEPENDENCE, MO 64057
62	25-810-15-07-00-0-00-000	STEPHEN P & PAULA MOORE	3021 S IVA DR INDEPENDENCE, MO 64057
63	25-810-15-08-00-0-00-000	THOMAS C & DONNA BATES	3025 S IVA DR INDEPENDENCE, MO 64057
64	25-810-15-09-00-0-00-000	MARK A & LAUREL J MUNGER	19504 E R D MIZE RD INDEPENDENCE, MO 64057

65 25-700-02-14-00-0-00-000  
66 25-700-02-15-00-0-00-000  
67 25-700-02-21-01-7-00-000

RAGINA RAE MORTON  
VERONICA FAITH  
MISSOURI RE LLC

19508 E R D MIZE RD INDEPENDENCE, MO 64057  
19512 E R D MIZE RD INDEPENDENCE, MO 64057  
18 SEWALL ST MARBLEHEAD, MA 01945





P:\2022000024-000\06-DRAWINGS\CIVIL\2022000024-000 PSD.DWG  
DATE: 4/12/2022  
LAYOUT: PRELIMINARY PLAT C:\DEV: GWATSON

PROJECT BENCHMARKS:

**BENCHMARK 60** **ELEV.: 759.88**  
Square cut north end of island, south side of E RD Mize Road & Jackson.

**BENCHMARK 61** **ELEV.: 757.98**  
Square cut on the center front face of inlet on the East side of Jackson, 182' south of north end of island.

**BENCHMARK 62** **ELEV.: 764.54**  
Square cut on the center front face of inlet on the South side of Jackson, 42' west of entrance.

**ZONING NOTE**  
EXISTING ZONING: R-6 (RESIDENTIAL, 6 DWELLING UNITS/ACRE)  
PROPOSED ZONING: R-18 (PUD)

MINIMUM STANDARDS:  
ARTERIAL STREET SETBACK - 50'  
COLLECTOR/MINOR ARTERIAL STREET SETBACK - 35'  
ALL OTHER STREET SETBACK - 25'  
REAR SETBACK - 25'  
SIDE SETBACK - 5'  
MAXIMUM HEIGHT - 35'

**FLOODPLAIN NOTE**  
ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD MAP SERVICE THE SUBJECT PROPERTY IS LOCATED ENTIRELY WITHIN FEMA'S FLOOD PANEL NO. 29095C0311G, WHICH HAS AN EFFECTIVE DATE OF 01/20/2017.

**SITE ADDRESS**  
TRACT I  
19515 E R D MIZE RD  
INDEPENDENCE, MO 64057

TRACT II  
19601 E R D MIZE RD  
INDEPENDENCE, MO 64057

**AREA SUMMARY**  
TOTAL AREA: 1,946,162 +/- SQ. FT. (44.678 +/- ACRES)

PROPOSED LOT 1: 904,857 +/- SQ. FT. (20.77 +/- ACRES)  
PROPOSED LOT 2: 1,041,305 +/- SQ. FT. (23.91 +/- ACRES)

#### LEGAL DESCRIPTION

ALL THAT PORTION OF SUCH LANDS DESCRIBED IN THAT CERTAIN WARRANTY DEED RECORDED AS DOCUMENT NO. 2008E0020082 ON FEBRUARY 22, 2008 AND THAT CERTAIN TRUSTEE'S DEED RECORDED AS DOCUMENT NO. 2009E0024269 ON MARCH 16, 2009 WITH EACH OF SAID DOCUMENTS BEING FILED WITH THE OFFICE OF THE RECORDER OF DEEDS FOR JACKSON COUNTY, MISSOURI AND BEING SITUATED IN THE SOUTHWEST QUARTER OF SECTION 16 AND THE SOUTHEAST QUARTER OF SECTION 17, ALL IN TOWNSHIP 49 NORTH, RANGE 31 WEST, IN THE CITY OF INDEPENDENCE, SAID COUNTY AND STATE, BEING NOW MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE SOUTHEAST QUARTER OF AFORESAID SECTION 17; THENCE NORTH 87°29'45" WEST, ALONG THE SOUTH LINE OF SAID QUARTER SECTION, A DISTANCE OF 417.70 FEET TO THE SOUTHEAST CORNER OF TRACT A, MEADOW HILLS - 4TH PLAT, A SUBDIVISION IN AFORESAID CITY, COUNTY AND STATE; THENCE NORTH 02°31'54" EAST (NORTH 00°06'27" EAST, PLAT) ALONG A LINE 417.70 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF SAID QUARTER SECTION, BEING ALSO ALONG THE EAST LINE OF SAID TRACT A, A DISTANCE OF 117.03 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF SOUTH JACKSON DRIVE AS NOW ESTABLISHED BY THAT CERTAIN INSTRUMENT OF CONVEYANCE OF RIGHT-OF-WAY RECORDED JUNE 4, 2007 IN SAID OFFICE OF THE RECORDER OF DEEDS AS DOCUMENT NO. 2007E0073264 AND THE POINT OF BEGINNING OF THE TRACT OF LAND TO BE HEREIN DESCRIBED; THENCE CONTINUING NORTH 02°31'54" EAST (NORTH 00°06'27" EAST, PLATS) ALONG THE LAST DESCRIBED COURSE, BEING ALSO ALONG THE EAST LINES OF MEADOW HILLS - 3RD PLAT AND MEADOW HILLS - 1ST PLAT AND ALONG THE NORTHERLY EXTENSION OF THE EAST LINE OF SAID MEADOW HILLS 1ST PLAT, EACH BEING PLATTED SUBDIVISIONS IN THE SAID CITY, COUNTY AND STATE, A DISTANCE OF 2,505.84 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF R D MIZE ROAD, AS NOW ESTABLISHED BY THAT CERTAIN INSTRUMENT OF CONVEYANCE OF RIGHT-OF-WAY RECORDED NOVEMBER 7, 2006 IN SAID OFFICE OF THE RECORDER OF DEEDS AS DOCUMENT NO. 2006E0118992; THENCE EASTERLY ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID R D MIZE ROAD AS DESCRIBED IN SAID DOCUMENT NO. 2006E0118992 AND BY THE CONVEYANCE OF RIGHT-OF-WAY RECORDED JUNE 6, 2007 IN SAID OFFICE OF THE RECORDER OF DEEDS AS DOCUMENT NO. 2007E0074680 AND BY THE CONVEYANCE OF RIGHT-OF-WAY RECORDED JUNE 14, 2007 IN SAID OFFICE OF THE RECORDER OF DEEDS AS DOCUMENT NO. 2007E0078544, THE FOLLOWING COURSES AND DISTANCES; THENCE SOUTH 87°47'11" EAST (SOUTH 87°46'54" EAST, DEED 2006E0118992) ALONG A LINE 40.00 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 17, A DISTANCE OF 417.71 FEET TO A POINT ON THE EAST LINE OF SAID SOUTHEAST QUARTER SECTION; THENCE NORTH 02°31'54" EAST (NORTH 02°27'13" EAST, DEED) ALONG THE EAST LINE OF SAID SOUTHEAST QUARTER SECTION, A DISTANCE OF 1.00 FOOT; THENCE SOUTH 88°09'08" EAST (SOUTH 88°14'49" EAST, DEED 2006E0118992) ALONG A LINE 39 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF THE SOUTHWEST QUARTER OF AFORESAID SECTION 16, A DISTANCE OF 40.80 FEET; THENCE CONTINUING SOUTH 88°09'08" EAST (SOUTH 88°09'36" EAST, DEED 2007E0074680) ALONG A LINE 39 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF THE SOUTHWEST QUARTER OF AFORESAID SECTION 16, A DISTANCE OF 266.79 FEET; THENCE SOUTH 01°50'52" WEST (SOUTH 01°50'24" WEST, DEED 2007E0074680), PERPENDICULAR TO THE NORTH LINE OF SAID SOUTHWEST QUARTER, A DISTANCE OF 55.50 FEET TO A POINT 94.50 FEET SOUTH OF THE NORTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 16 AS MEASURED PERPENDICULAR TO THE NORTH LINE THEREOF; THENCE SOUTH 88°09'08" EAST (SOUTH 88°09'36" EAST, DEED 2007E0074680) ALONG A LINE 94.50 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF SAID SOUTHWEST QUARTER, A DISTANCE OF 67.00 FEET; THENCE NORTH 01°50'52" EAST (NORTH 01°50'24" EAST, DEED 2007E0074680), PERPENDICULAR TO THE NORTH LINE OF SAID SOUTHWEST QUARTER, A DISTANCE OF 55.50 FEET TO A POINT 39.00 FEET SOUTH OF THE NORTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 17 AS MEASURED PERPENDICULAR TO THE NORTH LINE THEREOF; THENCE SOUTH 88°09'08" EAST (SOUTH 88°09'36" EAST, DEED 2007E0074680) ALONG A LINE 39 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 16, A DISTANCE OF 2.20 FEET; THENCE SOUTH 83°09'53" EAST (SOUTH 83°07'42" EAST, DEED 2007E0078544), A DISTANCE OF 122.88 FEET TO A POINT 499.30 FEET EAST OF THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 16 AS MEASURED PERPENDICULAR TO THE WEST LINE THEREOF; THENCE SOUTH 02°31'54" EAST ALONG A LINE 499.30 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 16, A DISTANCE OF 1,868.15 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF SAID SOUTH JACKSON DRIVE AS NOW ESTABLISHED BY SAID CONVEYANCE OF RIGHT-OF-WAY RECORDED JUNE 14, 2007 IN SAID OFFICE OF THE RECORDER OF DEEDS AS DOCUMENT NO. 2007E0078544; THENCE GENERALLY SOUTHWESTERLY ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF SAID SOUTH JACKSON DRIVE AS ESTABLISHED BY SAID DOCUMENT NO. 2007E0078544 AND BY SAID DOCUMENT NO. 2007E0073264, THE FOLLOWING COURSES AND DISTANCES; THENCE SOUTHWESTERLY ALONG A CURVE TO THE RIGHT, HAVING AN INITIAL TANGENT BEARING OF SOUTH 56°15'48" WEST, A RADIUS OF 650.00 FEET AND A CENTRAL ANGLE OF 18°57'24" (18°56'55", DEED 2007E0078544), AN ARC LENGTH OF 215.06 FEET (214.97 FEET, DEED 2007E0078544; THENCE SOUTH 75°13'12" WEST (SOUTH 75°13'05" WEST, DEED 2007E0078544), TANGENT TO THE LAST DESCRIBED CURVE, A DISTANCE OF 120.19 FEET; THENCE SOUTHWESTERLY ALONG A CURVE TO THE LEFT, TANGENT TO THE LAST DESCRIBED CURVE, HAVING A RADIUS OF 750.00 FEET AND A CENTRAL ANGLE OF 29°02'06", AN ARC LENGTH OF 380.07 FEET; THENCE SOUTH 46°11'06" WEST (SOUTH 46°11'00" WEST, DEED 2007E0073264), TANGENT TO THE LAST DESCRIBED CURVE, A DISTANCE OF 422.55 FEET TO THE POINT OF BEGINNING. THIS DESCRIPTION HAVING BEEN PREPARED BY STEVEN R. WHITAKER, MISSOURI, P.L.S. NO. 2005019220. MEC CORPORATE CERTIFICATE / LICENSE NO. 2012009395. CONTAINING 1,946,162 SQUARE FEET OR 44.678 ACRES, MORE OR LESS.



making lives better.

11031 Strang Line  
Lenexa, Kansas 66215  
P 913-888-7800  
F 913-888-4868

**NOTICE:**  
McClure Engineering Company waives any and all responsibility and liability for problems which arise from failure to follow these Plans, Specifications, and the engineering intent they convey, or for problems which arise from failure to obtain and/or follow the engineers guidance with respect to any errors, omissions, inconsistencies, ambiguities, or conflicts which are alleged.

**COPYRIGHT:**  
Copyright and property rights in these documents are expressly reserved by McClure Engineering Company.

No reproductions, changes, or copies in any manner shall be made without obtaining prior written consent from McClure Engineering Company.

**KANSAS CERTIFICATE OF AUTHORITY NO. E2723**  
**EXPIRES: DECEMBER 31, 2022**

REDWOOD INDEPENDENCE  
E. RD MIZE ROAD  
PRELIMINARY SITE  
DEVELOPMENT PLANS

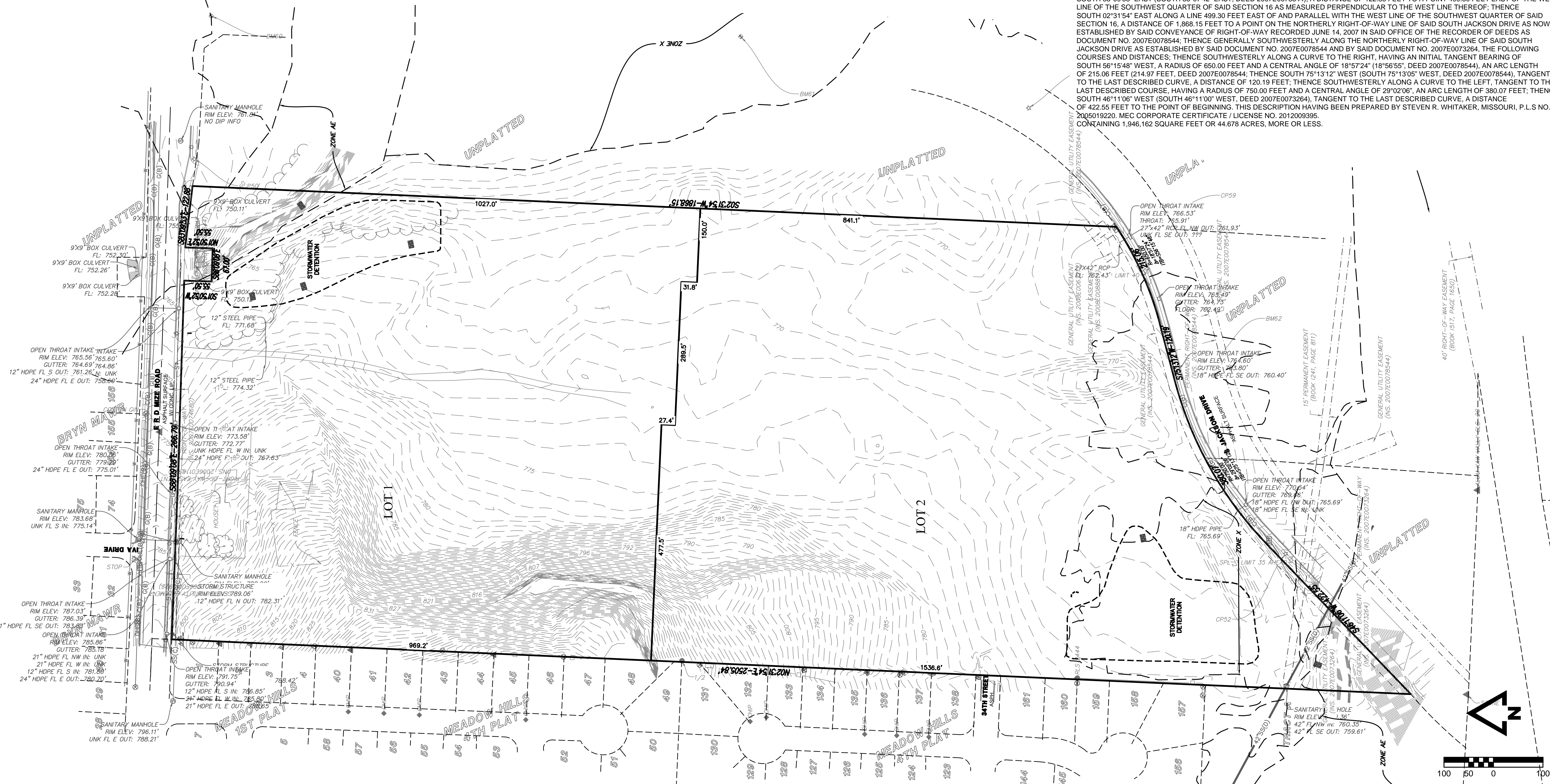
PRELIMINARY PLAT

INDEPENDENCE, MISSOURI  
PROJECT NO. 2022000024-000  
ISSUE DATE: 3-17-2022

**REVISIONS**  
4.13.22-City Comment Revisions

ENGINEER  
PLK  
CHECKED BY  
TMS  
DRAWN BY  
GSW  
FIELD BOOK NO.

SHEET NO.  
C0.00





## KEY NOTES

- 1 PROPERTY LINE (TYP.)
- 2 EXISTING RIGHT-OF-WAY
- 3 PROPOSED ASPHALT PRIVATE DRIVE PAVEMENT
- 4 PROPOSED PARKING AREA
- 5 PROPOSED DETENTION BASIN (NORTH)
- 6 PROPOSED DETENTION BASIN B (SOUTH)
- 7 EXISTING DRIVEWAY (TO BE REMOVED)
- 8 PROPOSED LOT LINE
- 9 PROPOSED PRIVATE STORM SEWER
- 10 PROPOSED PUBLIC WATER MAIN
- 11 PROPOSED PUBLIC SANITARY SEWER
- 12 EXISTING PUBLIC SANITARY SEWER
- 13 PROPOSED 5' CONCRETE SIDEWALK
- 14 PROPOSED CONCRETE PAVEMENT (GARAGE DRIVE ENTRY)
- 15 EXISTING PUBLIC STORM SEWER MODIFICATION (CONVERT EXISTING CURB INLET TO J-BOX & INSTALL NEW CURB INLET)
- 16 EXISTING 12" PUBLIC WATER MAIN
- 17 SITE AMENITY - 5' WALKING TRAIL WITH PARK BENCH SEATING AREA.

## LEGEND

- SIDEWALK/ LIGHT DUTY CONCRETE PAVEMENT
- ASPHALT PAVEMENT

## PROJECT BENCHMARKS:

- BENCHMARK 60** FLEV.: 759.88  
Square cut north end of island, south side of E RD Mize Road & Jackson.
- BENCHMARK 61** ELEV.: 757.98  
Square cut on the center front face of inlet on the East side of Jackson, 182' south of north end of island.
- BENCHMARK 62** ELEV.: 764.54  
Square cut on the center front face of inlet on the South side of Jackson, 42' west of entrance.

## ZONING NOTE

EXISTING ZONING: R-6 (RESIDENTIAL, 6 DWELLING UNITS/ACRE)  
PROPOSED ZONING: R-18 (PUD)

## MINIMUM STANDARDS:

ARTERIAL STREET SETBACK - 50'  
COLLECTOR/MINOR ARTERIAL STREET SETBACK - 35'  
ALL OTHER STREET SETBACK - 25'  
REAR SETBACK - 25'  
SIDE SETBACK - 5'  
MAXIMUM HEIGHT - 35'

## FLOODPLAIN NOTE

ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD MAP SERVICE THE SUBJECT PROPERTY IS LOCATED ENTIRELY WITHIN FEMA'S FLOOD PANEL NO. 29095C0311G, WHICH HAS AN EFFECTIVE DATE OF 01/20/2017.

## SITE ADDRESS

TRACT I  
19515 E R D MIZE RD  
INDEPENDENCE, MO 64057

TRACT II  
19601 E R D MIZE RD  
INDEPENDENCE, MO 64057

## AREA SUMMARY

TOTAL AREA: 1,946,162+/- SQ. FT. (44.678+/- ACRES)  
OPEN SPACE AREA: 1,302,564+/- SQ. FT. (67%)

## SITE DEVELOPMENT DATA

PROPOSED BUILDINGS = 34 BUILDINGS (182 UNITS)

OFF-STREET PARKING (VISITOR SPACES) = 41 SPACES  
GARAGE PARKING SPACES (2/UNIT) = 364 SPACES  
DRIVEWAY PARKING IN FRON OF GARAGES (2/UNIT) = 364 SPACES  
TOTAL PARKING PROVIDED = 769 SPACES

## LEGAL DESCRIPTION

ALL THAT PORTION OF SUCH LANDS DESCRIBED IN THAT CERTAIN WARRANTY DEED RECORDED AS DOCUMENT NO. 2008E0020082 ON FEBRUARY 22, 2008 AND THAT CERTAIN TRUSTEE'S DEED RECORDED AS DOCUMENT NO. 2009E0024269 ON MARCH 16, 2009 WITH EACH OF SAID DOCUMENTS BEING FILED WITH THE OFFICE OF THE RECORDER OF DEEDS FOR JACKSON COUNTY, MISSOURI AND BEING SITUATED IN THE SOUTHWEST QUARTER OF SECTION 16 AND THE SOUTHEAST QUARTER OF SECTION 17, ALL IN TOWNSHIP 49 NORTH, RANGE 31 WEST, IN THE CITY OF INDEPENDENCE, SAID COUNTY AND STATE, BEING NOW MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE SOUTHEAST QUARTER OF AFORESAID SECTION 17; THENCE NORTH 87°29'45" WEST, ALONG THE SOUTH LINE OF SAID QUARTER SECTION, A DISTANCE OF 417.70 FEET TO THE SOUTHEAST CORNER OF TRACT A, MEADOW HILLS - 4TH PLAT, A SUBDIVISION IN AFORESAID CITY, COUNTY AND STATE; THENCE NORTH 02°31'54" EAST (NORTH 00°06'27" EAST, PLAT) ALONG A LINE 417.70 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF SAID QUARTER SECTION, BEING ALSO ALONG THE EAST LINE OF SAID TRACT A, A DISTANCE OF 117.03 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF SOUTH JACKSON DRIVE AS NOW ESTABLISHED BY THAT CERTAIN INSTRUMENT OF CONVEYANCE OF RIGHT-OF-WAY RECORDED JUNE 4, 2007 IN SAID OFFICE OF THE RECORDER OF DEEDS AS DOCUMENT NO. 2007E0073264 AND THE POINT OF BEGINNING OF THE TRACT OF LAND TO BE HEREIN DESCRIBED; THENCE CONTINUING NORTH 02°31'54" EAST (NORTH 00°06'27" EAST, PLATS) ALONG THE LAST DESCRIBED COURSE, BEING ALSO ALONG THE EAST LINES OF MEADOW HILLS - 3RD PLAT, AND MEADOW HILLS - 1ST PLAT AND ALONG THE NORTHERLY EXTENSION OF THE EAST LINE OF SAID MEADOW HILLS 1ST PLAT, EACH BEING PLATTED SUBDIVISIONS IN THE SAID CITY, COUNTY AND STATE, A DISTANCE OF 2,505.84 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF R D MIZE ROAD, AS NOW ESTABLISHED BY THAT CERTAIN INSTRUMENT OF CONVEYANCE OF RIGHT-OF-WAY RECORDED NOVEMBER 7, 2006 IN SAID OFFICE OF THE RECORDER OF DEEDS AS DOCUMENT NO. 2006E0118992; THENCE EASTERLY ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID R D MIZE ROAD AS DESCRIBED IN SAID DOCUMENT NO. 2006E0118992 AND BY THE CONVEYANCE OF RIGHT-OF-WAY RECORDED JUNE 6, 2007 IN SAID OFFICE OF THE RECORDER OF DEEDS AS DOCUMENT NO. 2007E0074680 AND BY THE CONVEYANCE OF RIGHT-OF-WAY RECORDED JUNE 14, 2007 IN SAID OFFICE OF THE RECORDER OF DEEDS AS DOCUMENT NO. 2007E0078544, THE FOLLOWING COURSES AND DISTANCES; THENCE SOUTH 87°47'11" EAST (SOUTH 87°46'54" EAST, DEED 2006E0118992) ALONG A LINE 40.00 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 17, A DISTANCE OF 417.71 FEET TO A POINT ON THE EAST LINE OF SAID SOUTHEAST QUARTER SECTION; THENCE NORTH 02°31'54" EAST (NORTH 02°27'13" EAST, DEED 2007E0074680) ALONG THE EAST LINE OF SAID SOUTHEAST QUARTER SECTION, A DISTANCE OF 1.00 FOOT; THENCE SOUTH 88°09'08" EAST (SOUTH 88°14'49" EAST, DEED 2006E0118992) ALONG A LINE 39 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF THE SOUTHWEST QUARTER OF AFORESAID SECTION 16, A DISTANCE OF 40.80 FEET; THENCE CONTINUING SOUTH 88°09'08" EAST (SOUTH 88°09'36" EAST, DEED 2007E0074680) ALONG A LINE 39 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF THE SOUTHWEST QUARTER OF AFORESAID SECTION 16, A DISTANCE OF 266.79 FEET; THENCE SOUTH 01°50'52" WEST (SOUTH 01°50'24" WEST, DEED 2007E0074680), PERPENDICULAR TO THE NORTH LINE OF SAID SOUTHWEST QUARTER, A DISTANCE OF 55.50 FEET TO A POINT 94.50 FEET SOUTH OF THE NORTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 16 AS MEASURED PERPENDICULAR TO THE NORTH LINE THEREOF; THENCE SOUTH 88°09'08" EAST (SOUTH 88°09'36" EAST, DEED 2007E0074680) ALONG A LINE 94.50 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF SAID SOUTHWEST QUARTER, A DISTANCE OF 67.00 FEET; THENCE NORTH 01°50'52" EAST (NORTH 01°50'24" EAST, DEED 2007E0074680), PERPENDICULAR TO THE NORTH LINE OF SAID SOUTHWEST QUARTER, A DISTANCE OF 55.50 FEET TO A POINT 39.00 FEET SOUTH OF THE NORTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 17 AS MEASURED PERPENDICULAR TO THE NORTH LINE THEREOF; THENCE SOUTH 88°09'08" EAST (SOUTH 88°09'36" EAST, DEED 2007E0074680) ALONG A LINE 39 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 16, A DISTANCE OF 2.20 FEET; THENCE SOUTH 83°09'53" EAST (SOUTH 83°07'42" EAST, DEED 2007E0078544), A DISTANCE OF 122.88 FEET TO A POINT 499.30 FEET EAST OF THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 16 AS MEASURED PERPENDICULAR TO THE WEST LINE THEREOF; THENCE SOUTH 02°31'54" EAST ALONG A LINE 499.30 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 16, A DISTANCE OF 1,868.15 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF SAID SOUTH JACKSON DRIVE AS NOW ESTABLISHED BY SAID CONVEYANCE OF RIGHT-OF-WAY RECORDED JUNE 14, 2007 IN SAID OFFICE OF THE RECORDER OF DEEDS AS DOCUMENT NO. 2007E0078544; THENCE GENERALLY SOUTHWESTERLY ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF SAID SOUTH JACKSON DRIVE AS ESTABLISHED BY SAID DOCUMENT NO. 2007E0078544 AND BY SAID DOCUMENT NO. 2007E0073264, THE FOLLOWING COURSES AND DISTANCES; THENCE SOUTHWESTERLY ALONG A CURVE TO THE RIGHT, HAVING AN INITIAL TANGENT BEARING OF SOUTH 56°15'48" WEST, A RADIUS OF 650.00 FEET AND A CENTRAL ANGLE OF 18°57'24" (18°56'55", DEED 2007E0078544), AN ARC LENGTH OF 215.06 FEET (214.97 FEET, DEED 2007E0078544; THENCE SOUTH 75°13'12" WEST (SOUTH 75°13'05" WEST, DEED 2007E0078544), TANGENT TO THE LAST DESCRIBED CURVE, A DISTANCE OF 120.19 FEET; THENCE SOUTHWESTERLY ALONG A CURVE TO THE LEFT, TANGENT TO THE LAST DESCRIBED CURVE, HAVING A RADIUS OF 750.00 FEET AND A CENTRAL ANGLE OF 29°02'06", AN ARC LENGTH OF 380.07 FEET; THENCE SOUTH 46°11'06" WEST (SOUTH 46°11'00" WEST, DEED 2007E0073264), TANGENT TO THE LAST DESCRIBED CURVE, A DISTANCE OF 422.55 FEET TO THE POINT OF BEGINNING. THIS DESCRIPTION HAVING BEEN PREPARED BY STEVEN R. WHITAKER, MISSOURI, P.L.S. NO. 2005019220. MEC CORPORATE CERTIFICATE / LICENSE NO. 2012009395. CONTAINING 1,946,162 SQUARE FEET OR 44.678 ACRES, MORE OR LESS.



making lives better.

11031 Strang Line  
Lenexa, Kansas 66215  
P 913-888-7800  
F 913-888-4868

NOTICE:  
McClure Engineering Company waives any and all responsibility and liability for problems which arise from failure to follow these Plans, Specifications, and the engineering intent they convey, or for problems which arise from failure to obtain and/or follow the engineers guidance with respect to any errors, omissions, inconsistencies, ambiguities, or conflicts which are alleged.

COPYRIGHT:  
Copyright and property rights in these documents are expressly reserved by McClure Engineering Company.

No reproductions, changes, or copies in any manner shall be made without obtaining prior written consent from McClure Engineering Company.

KANSAS CERTIFICATE OF  
AUTHORITY NO. E2723  
EXPIRES: DECEMBER 31, 2022

REDWOOD INDEPENDENCE  
E. RD MIZE ROAD  
PRELIMINARY SITE  
DEVELOPMENT PLANS

## SITE PLAN

INDEPENDENCE, MISSOURI  
PROJECT NO. 2022000024-000  
ISSUE DATE: 3-17-2022

REVISIONS  
4.13.22-City Comment Revisions

ENGINEER  
PLK  
CHECKED BY  
TMS

DRAWN BY  
GSW  
FIELD BOOK NO.

SHEET NO.  
C1.00



## KEY NOTES

- 1 PROPERTY LINE (TYP.)
- 2 EXISTING RIGHT-OF-WAY
- 3 PROPOSED ASPHALT PRIVATE DRIVE PAVEMENT
- 4 PROPOSED PARKING AREA
- 5 PROPOSED DETENTION BASIN (NORTH)
- 6 PROPOSED DETENTION BASIN B (SOUTH)
- 7 EXISTING DRIVEWAY (TO BE REMOVED)
- 8 PROPOSED LOT LINE
- 9 PROPOSED PRIVATE STORM SEWER
- 10 PROPOSED PUBLIC WATER MAIN
- 11 PROPOSED PUBLIC SANITARY SEWER
- 12 EXISTING PUBLIC SANITARY SEWER
- 13 PROPOSED 5' CONCRETE SIDEWALK
- 14 PROPOSED CONCRETE PAVEMENT (GARAGE DRIVE ENTRY)
- 15 EXISTING PUBLIC STORM SEWER MODIFICATION (CONVERT EXISTING CURB INLET TO J-BOX & INSTALL NEW CURB INLET)
- 16 EXISTING 12" PUBLIC WATER MAIN
- 17 SITE AMENITY - 5' WALKING TRAIL WITH PARK BENCH SEATING AREA.

## LEGEND

- 5' SIDEWALK/ LIGHT DUTY CONCRETE PAVEMENT
- ASPHALT PAVEMENT

## PROJECT BENCHMARKS:

- BENCHMARK 60** ELEV.: 759.88  
Square cut north end of island, south side of E RD Mize Road & Jackson.
- BENCHMARK 61** ELEV.: 757.98  
Square cut on the center front face of inlet on the East side of Jackson, 182' south of north end of island.
- BENCHMARK 62** ELEV.: 764.54  
Square cut on the center front face of inlet on the South side of Jackson, 42' west of entrance.

## ZONING NOTE

EXISTING ZONING: R-6 (RESIDENTIAL, 6 DWELLING UNITS/ACRE)  
PROPOSED ZONING: R-18 (PUD)

## MINIMUM STANDARDS:

ARTERIAL STREET SETBACK - 50'  
COLLECTOR/MINOR ARTERIAL STREET SETBACK - 35'  
ALL OTHER STREET SETBACK - 25'  
REAR SETBACK - 25'  
SIDE SETBACK - 5'  
MAXIMUM HEIGHT - 35'

## FLOODPLAIN NOTE

ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD MAP SERVICE THE SUBJECT PROPERTY IS LOCATED ENTIRELY WITHIN FEMA'S FLOOD PANEL NO. 29095C0311G, WHICH HAS AN EFFECTIVE DATE OF 01/20/2017.

## SITE ADDRESS

TRACT I  
19515 E R D MIZE RD  
INDEPENDENCE, MO 64057

TRACT II  
19601 E R D MIZE RD  
INDEPENDENCE, MO 64057

## AREA SUMMARY

TOTAL AREA: 1,946,162 +/- SQ. FT. (44.678 +/- ACRES)  
OPEN SPACE AREA: 1,302,564 +/- SQ. FT. (67%)

## SITE DEVELOPMENT DATA

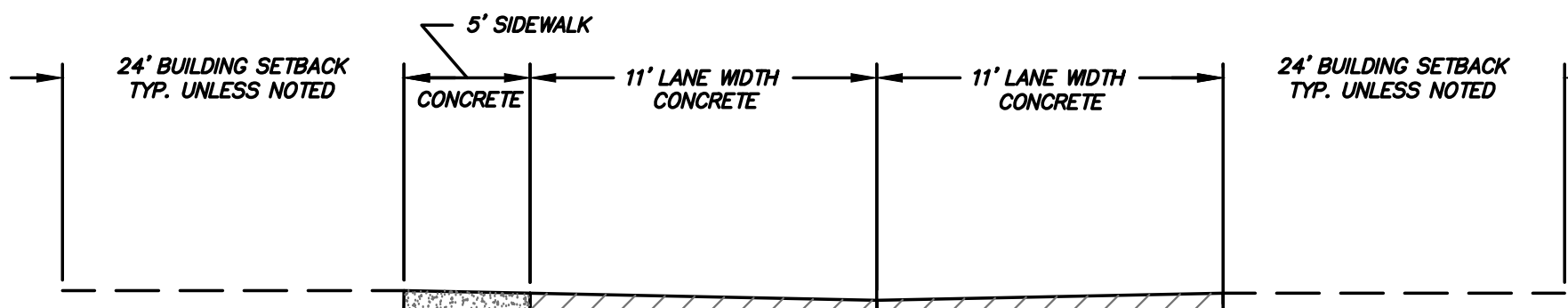
PROPOSED BUILDINGS = 34 BUILDINGS (182 UNITS)

OFF-STREET PARKING (VISITOR SPACES) = 41 SPACES  
GARAGE PARKING SPACES (2/UNIT) = 364 SPACES  
DRIVEWAY PARKING IN FRON OF GARAGES (2/UNIT) = 364 SPACES  
TOTAL PARKING PROVIDED = 769 SPACES

## LEGAL DESCRIPTION

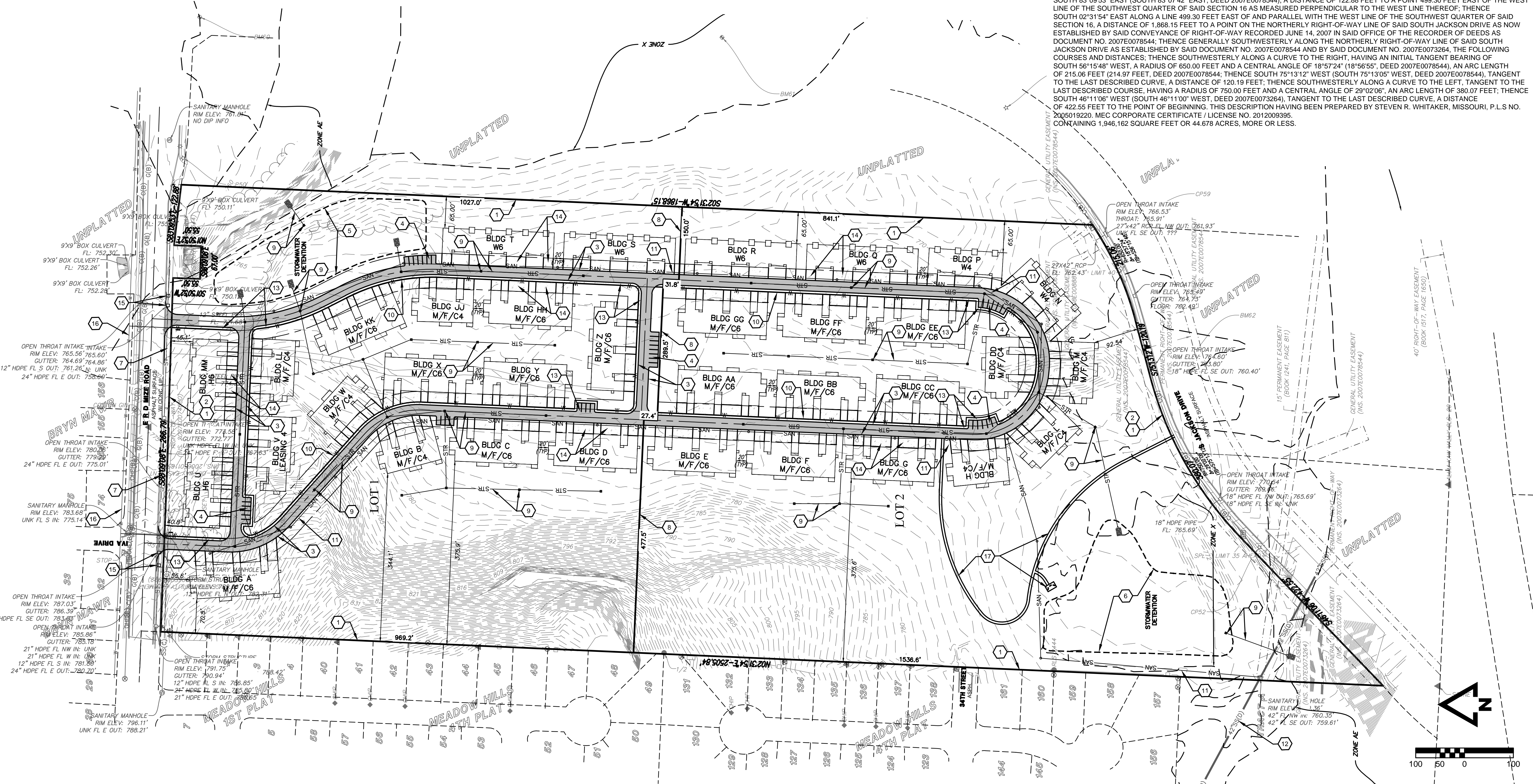
ALL THAT PORTION OF SUCH LANDS DESCRIBED IN THAT CERTAIN WARRANTY DEED RECORDED AS DOCUMENT NO. 2008E0020082 ON FEBRUARY 22, 2008 AND THAT CERTAIN TRUSTEE'S DEED RECORDED AS DOCUMENT NO. 2009E0024269 ON MARCH 16, 2009 WITH EACH OF SAID DOCUMENTS BEING FILED WITH THE OFFICE OF THE RECORDER OF DEEDS FOR JACKSON COUNTY, MISSOURI AND BEING SITUATED IN THE SOUTHWEST QUARTER OF SECTION 16 AND THE SOUTHEAST QUARTER OF SECTION 17, ALL IN TOWNSHIP 49 NORTH, RANGE 31 WEST, IN THE CITY OF INDEPENDENCE, SAID COUNTY AND STATE, BEING NOW MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE SOUTHEAST QUARTER OF AFORESAID SECTION 17; THENCE NORTH 87°29'45" WEST, ALONG THE SOUTH LINE OF SAID QUARTER SECTION, A DISTANCE OF 417.70 FEET TO THE SOUTHEAST CORNER OF TRACT A, MEADOW HILLS - 4TH PLAT, A SUBDIVISION IN AFORESAID CITY, COUNTY AND STATE; THENCE NORTH 02°31'54" EAST (NORTH 00°06'27" EAST, PLAT) ALONG A LINE 417.70 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF SAID QUARTER SECTION, BEING ALSO ALONG THE EAST LINE OF SAID TRACT A, A DISTANCE OF 117.03 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF SOUTH JACKSON DRIVE AS NOW ESTABLISHED BY THAT CERTAIN INSTRUMENT OF CONVEYANCE OF RIGHT-OF-WAY RECORDED JUNE 4, 2007 IN SAID OFFICE OF THE RECORDER OF DEEDS AS DOCUMENT NO. 2007E0073264 AND THE POINT OF BEGINNING OF THE TRACT OF LAND TO BE HEREIN DESCRIBED; THENCE CONTINUING NORTH 02°31'54" EAST (NORTH 00°06'27" EAST, PLATS) ALONG THE LAST DESCRIBED COURSE, BEING ALSO ALONG THE EAST LINES OF MEADOW HILLS - 3RD PLAT, AND MEADOW HILLS - 1ST PLAT AND ALONG THE NORTHERLY EXTENSION OF THE EAST LINE OF SAID MEADOW HILLS 1ST PLAT, EACH BEING PLATTED SUBDIVISIONS IN THE SAID CITY, COUNTY AND STATE, A DISTANCE OF 2,505.84 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF R D MIZE ROAD, AS NOW ESTABLISHED BY THAT CERTAIN INSTRUMENT OF CONVEYANCE OF RIGHT-OF-WAY RECORDED NOVEMBER 7, 2006 IN SAID OFFICE OF THE RECORDER OF DEEDS AS DOCUMENT NO. 2006E0118992; THENCE EASTERLY ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID R D MIZE ROAD AS DESCRIBED IN SAID DOCUMENT NO. 2006E0118992 AND BY THE CONVEYANCE OF RIGHT-OF-WAY RECORDED JUNE 6, 2007 IN SAID OFFICE OF THE RECORDER OF DEEDS AS DOCUMENT NO. 2007E0074680 AND BY THE CONVEYANCE OF RIGHT-OF-WAY RECORDED JUNE 14, 2007 IN SAID OFFICE OF THE RECORDER OF DEEDS AS DOCUMENT NO. 2007E0078544, THE FOLLOWING COURSES AND DISTANCES; THENCE SOUTH 87°47'11" EAST (SOUTH 87°46'54" EAST, DEED 2006E0118992) ALONG A LINE 40.00 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 17, A DISTANCE OF 417.71 FEET TO A POINT ON THE EAST LINE OF SAID SOUTHEAST QUARTER SECTION; THENCE SOUTH 02°31'54" EAST (NORTH 02°27'13" EAST, DEED 2007E0074680), PERPENDICULAR TO THE NORTH LINE OF SAID SOUTHWEST QUARTER SECTION, A DISTANCE OF 1.00 FOOT; THENCE SOUTH 88°09'08" EAST (SOUTH 88°14'49" EAST, DEED 2006E0118992) ALONG A LINE 39 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF THE SOUTHWEST QUARTER OF AFORESAID SECTION 16, A DISTANCE OF 40.80 FEET; THENCE CONTINUING SOUTH 88°09'08" EAST (SOUTH 88°09'36" EAST, DEED 2007E0074680) ALONG A LINE 39 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF THE SOUTHWEST QUARTER OF AFORESAID SECTION 16, A DISTANCE OF 266.79 FEET; THENCE SOUTH 01°50'52" WEST (SOUTH 01°50'24" WEST, DEED 2007E0074680), PERPENDICULAR TO THE NORTH LINE OF SAID SOUTHWEST QUARTER, A DISTANCE OF 55.50 FEET TO A POINT 94.50 FEET SOUTH OF THE NORTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 16 AS MEASURED PERPENDICULAR TO THE NORTH LINE THEREOF; THENCE SOUTH 88°09'08" EAST (SOUTH 88°09'36" EAST, DEED 2007E0074680) ALONG A LINE 94.50 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF SAID SOUTHWEST QUARTER, A DISTANCE OF 67.00 FEET; THENCE NORTH 01°50'52" EAST (NORTH 01°50'24" EAST, DEED 2007E0074680), PERPENDICULAR TO THE NORTH LINE OF SAID SOUTHWEST QUARTER, A DISTANCE OF 55.50 FEET TO THE POINT 39.00 FEET SOUTH OF THE NORTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 17 AS MEASURED PERPENDICULAR TO THE NORTH LINE THEREOF; THENCE SOUTH 88°09'08" EAST (SOUTH 88°09'36" EAST, DEED 2007E0074680) ALONG A LINE 39 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 16, A DISTANCE OF 2.20 FEET; THENCE SOUTH 83°09'53" EAST (SOUTH 83°07'42" EAST, DEED 2007E0078544), A DISTANCE OF 122.88 FEET TO A POINT 499.30 FEET EAST OF THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 16 AS MEASURED PERPENDICULAR TO THE WEST LINE THEREOF; THENCE SOUTH 02°31'54" EAST ALONG A LINE 499.30 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 16, A DISTANCE OF 1,868.15 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF SAID SOUTH JACKSON DRIVE AS NOW ESTABLISHED BY THAT CERTAIN INSTRUMENT OF CONVEYANCE OF RIGHT-OF-WAY RECORDED JUNE 14, 2007 IN SAID OFFICE OF THE RECORDER OF DEEDS AS DOCUMENT NO. 2007E0078544; THENCE GENERALLY SOUTHWESTERLY ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF SAID SOUTH JACKSON DRIVE AS ESTABLISHED BY SAID DOCUMENT NO. 2007E0078544 AND BY SAID DOCUMENT NO. 2007E0073264, THE FOLLOWING COURSES AND DISTANCES; THENCE SOUTHWESTERLY ALONG A CURVE TO THE RIGHT, HAVING AN INITIAL TANGENT BEARING OF SOUTH 56°15'48" WEST, A RADIUS OF 650.00 FEET AND A CENTRAL ANGLE OF 18°57'24" (18°56'55", DEED 2007E0078544), AN ARC LENGTH OF 215.06 FEET (214.97 FEET, DEED 2007E0078544); THENCE SOUTH 75°13'12" WEST (SOUTH 75°13'05" WEST, DEED 2007E0078544), TANGENT TO THE LAST DESCRIBED CURVE, A DISTANCE OF 120.19 FEET; THENCE SOUTHWESTERLY ALONG A CURVE TO THE LEFT, TANGENT TO THE LAST DESCRIBED CURVE, HAVING A RADIUS OF 750.00 FEET AND A CENTRAL ANGLE OF 29°02'06", AN ARC LENGTH OF 380.07 FEET; THENCE SOUTH 46°11'06" WEST (SOUTH 46°11'00" WEST, DEED 2007E0073264), TANGENT TO THE LAST DESCRIBED CURVE, A DISTANCE OF 422.55 FEET TO THE POINT OF BEGINNING. THIS DESCRIPTION HAVING BEEN PREPARED BY STEVEN R. WHITAKER, MISSOURI, P.L.S. NO. 2005019220. MEC CORPORATE CERTIFICATE / LICENSE NO. 2012009395. CONTAINING 1,946,162 SQUARE FEET OR 44.678 ACRES, MORE OR LESS.



TYPICAL PRIVATE DRIVE AISLE CROSS SECTION

NOT TO SCALE



making lives better.

11031 Strang Line  
Lenexa, Kansas 66215  
P 913-888-7800  
F 913-888-4868

**NOTICE:**  
McClure Engineering Company waives any and all responsibility and liability for problems which arise from failure to follow these Plans, Specifications, and the engineering intent they convey, or for problems which arise from failure to obtain and/or follow the engineers guidance with respect to any errors, omissions, inconsistencies, ambiguities, or conflicts which are alleged.

**COPYRIGHT:**  
Copyright and property rights in these documents are expressly reserved by McClure Engineering Company.

No reproductions, changes, or copies in any manner shall be made without obtaining prior written consent from McClure Engineering Company.

**KANSAS CERTIFICATE OF AUTHORITY NO. E2723**  
**EXPIRES: DECEMBER 31, 2022**

REDWOOD INDEPENDENCE  
E. RD MIZE ROAD  
PRELIMINARY SITE  
DEVELOPMENT PLANS

SITE PLAN  
W/ TOPOGRAPHY

INDEPENDENCE, MISSOURI  
PROJECT NO. 2022000024-000  
ISSUE DATE: 3-17-2022

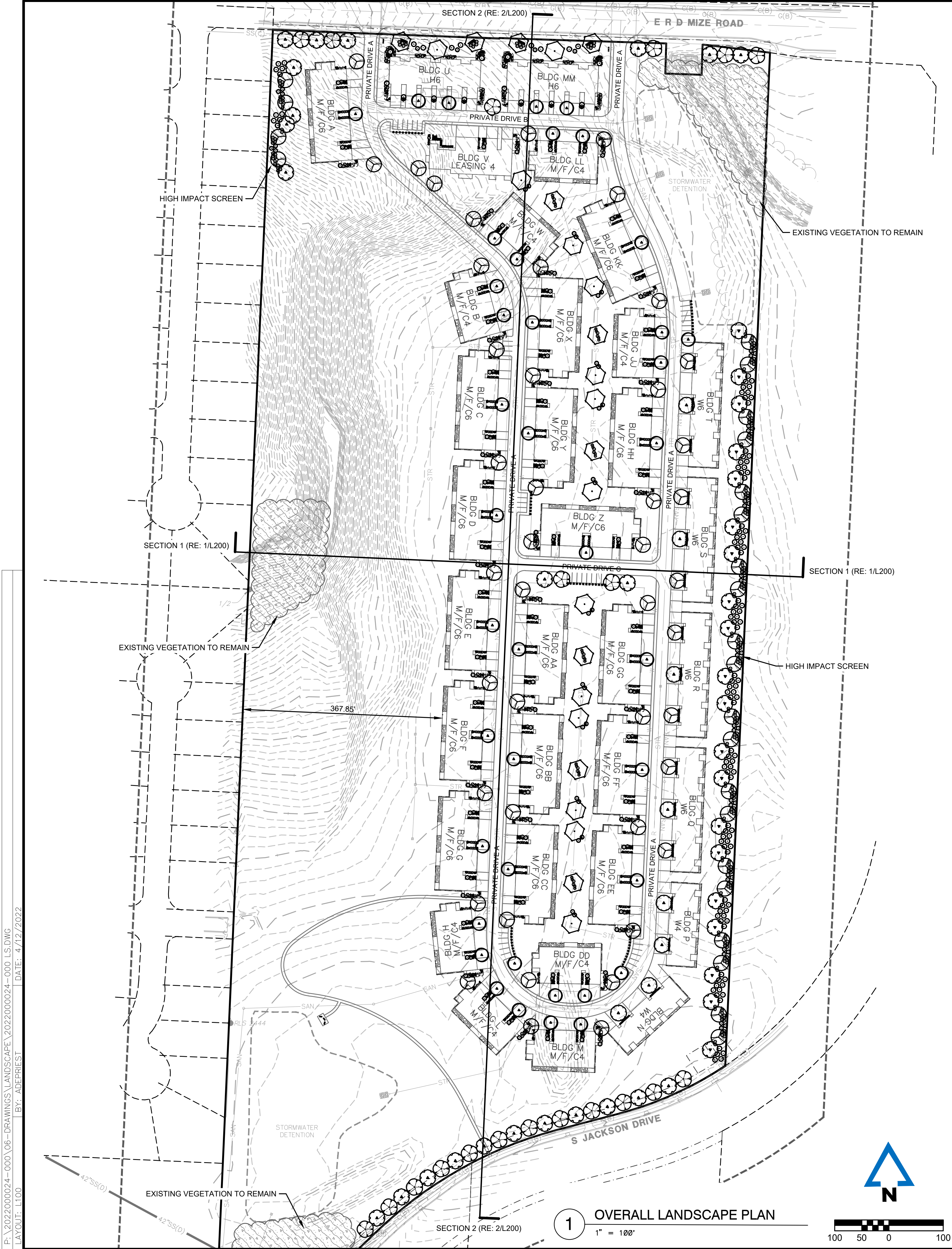
REVISIONS  
4.13.22-City Comment Revisions

ENGINEER  
PLK  
CHECKED BY  
TMS

DRAWN BY  
GSW  
FIELD BOOK NO.







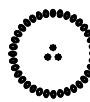














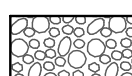
SHEET NO.  
C1.01





LANDSCAPE REQUIREMENTS: PER CHAPTER 14 ARTICLE 5 SECTION 14-503 OF THE INDEPENDENCE, MO UDO		
STREET TREES (14.503.02.C)	REQUIREMENT	PROVIDED
ERD MIZE ROAD	1 TREE PER 50 FEET OF FRONTAGE (917 LF FRONTAGE)	18.3 TREES REQUIRED - 18 TREES PROVIDED
S JACKSON DRIVE	1 TREE PER 50 FEET OF FRONTAGE (1,137 LF FRONTAGE)	22.7 TREES REQUIRED - 23 TREES PROVIDED
PRIVATE DRIVE A	1 TREE PER 50 FEET OF FRONTAGE (3,888 LF FRONTAGE)	78.0 TREES REQUIRED - 78 TREES PROVIDED
PRIVATE DRIVE B	1 TREE PER 50 FEET OF FRONTAGE (460 LF FRONTAGE)	9.2 TREES REQUIRED - 9 TREES PROVIDED
PRIVATE DRIVE C	1 TREE PER 50 FEET OF FRONTAGE (289 LF FRONTAGE)	5.8 TREES REQUIRED - 7 TREES PROVIDED
PARKING LOT PERIMETER (14.503.05)	REQUIREMENT	PROVIDED
PARKING LOT PERIMETER	1 TREE AND 3 SHRUBS PER 40 LF	PROVIDED PER PLAN
BUFFERYARDS (14.503.07)	REQUIREMENT	PROVIDED
EAST PROPERTY LINE	HIGH IMPACT SCREENING (ADJACENT PROP R-6)	PROVIDED PER PLAN
WEST PROPERTY LINE	HIGH IMPACT SCREENING (ADJACENT PROP R-6)	PROVIDED PER PLAN

PLANT SCHEDULE

TREES	CODE	QTY	BOTANICAL / COMMON NAME	CONT	
	AC RS	68	Acer rubrum 'Red Sunset' / Red Sunset Red Maple	B & B	
	CA FA	40	Carpinus betulus 'Fastigiata' / Pyramidal European Hornbeam	B & B	
	GI AG	8	Ginkgo biloba 'Autumn Gold' TM / Autumn Gold Maidenhair Tree	B & B	
	GL SK	20	Gleditsia triacanthos inermis 'Skycole' TM / Skyline Honey Locust	B & B	
	QU AL	24	Quercus alba / White Oak	B & B	
	UL PR	43	Ulmus americana 'Princeton' / Princeton American Elm	B & B	
EVERGREEN TREES	CODE	QTY	BOTANICAL / COMMON NAME	CONT	
	JU HI	125	Juniperus virginiana 'Hillspire' / Hillspire Eastern Redcedar	B & B	
	TH NI	141	Thuja occidentalis 'Nigra' / Black Arborvitae	B & B	
SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME	CONT	
	CO IR	42	Cornus sericea 'Isanti' / Isanti Red Twig Dogwood	2 gal	
	HY LL	252	Hydrangea paniculata 'Little Lime' / Little Lime Hydrangea	2 gal	
	IT SP	168	Itea virginica 'Sprich' TM / Little Henry Sweetspire	2 gal	
	PH TW	10	Physocarpus opulifolius 'SMPOTW' TM / Tiny Wine Ninebark	2 gal	
	RO RA	9	Rosa x 'Radral' TM / Coral Knock Out Rose	2 gal	
	SP LP	12	Spiraea japonica 'Little Princess' / Little Princess Japanese Spirea	2 gal	
	SY ME	196	Syringa meyeri 'Palibin' / Dwarf Korean Lilac	2 gal	
EVERGREEN SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME	CONT	
	BX WG	369	Buxus microphylla japonica 'Winter Gem' / Winter Gem Japanese Boxwood	5 gal	
	TA DE	159	Taxus x media 'Densiformis' / Dense Anglo-Japanese Yew	5 gal	
PERENNIALS/GRASSES	CODE	QTY	BOTANICAL / COMMON NAME	CONT	
	CA KF	161	Calamagrostis x acutiflora 'Karl Foerster' / Karl Foerster Feather Reed Grass	1 gal	
	HE CO	160	Helictotrichon sempervirens 'Sapphire' / Sapphire Blue Oat Grass	1 gal	
	HE HR	1,049	Hemerocallis x 'Happy Returns' / Happy Returns Daylily	1 gal	
	HE PM	75	Hemerocallis x 'Pardon Me' / Pardon Me Daylily	1 gal	
	HO PA	330	Hosta x 'Patriot' / Patriot Hosta	1 gal	
GROUND COVERS	CODE	QTY	BOTANICAL / COMMON NAME	CONT	SPACING
	RR	28,340 sf	Rock Mulch / Native Buff Rock	SF	

PRELIMINARY PLANT SCHEDULE



making lives better.

11031 Strang Line  
Lenexa, Kansas 66215  
P 913-888-7800  
F 913-888-4868

NOTICE:  
McClure Engineering Company waives any and all responsibility and liability for problems which arise from failure to follow these Plans, Specifications, and the engineering intent they convey, or for problems which arise from failure to obtain and/or follow the engineers guidance with respect to any errors, omissions, inconsistencies, ambiguities, or conflicts which are alleged.

COPYRIGHT:  
Copyright and property rights in these documents are expressly reserved by McClure Engineering Company. No reproductions, changes, or copies in any manner shall be made without obtaining prior written consent from McClure Engineering Company.

KANSAS CERTIFICATE OF  
AUTHORITY NO. E2723  
EXPIRES: DECEMBER 31, 2022

REDWOOD INDEPENDENCE E. RD  
MIZE ROAD  
PRELIMINARY SITE DEVELOPMENT  
PLANS

LANDSCAPE  
PLAN

INDEPENDENCE, MISSOURI  
PROJECT NO. 2022000024-000  
ISSUE DATE: 3-17-2022

REVISIONS

ENGINEER  
PLK  
CHECKED BY  
TMS  
DRAWN BY  
AJD  
FIELD BOOK NO.

SHEET NO.

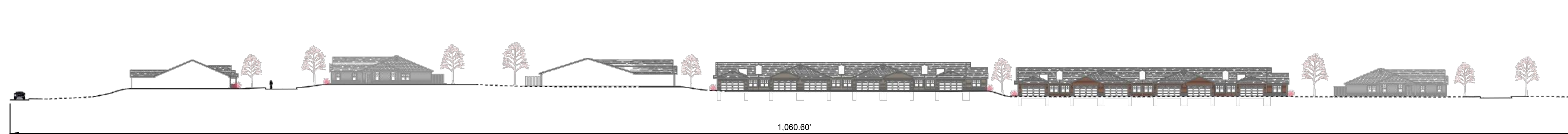
L100



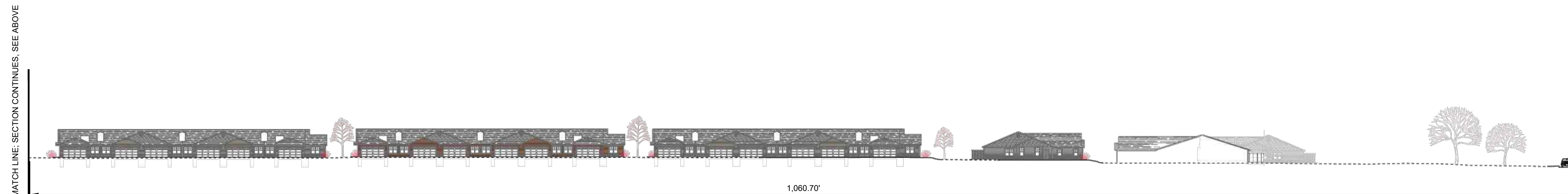
P:\2022000024-000\06-DRAWINGS\LANDSCAPE\2022000024-000\_LS\_SECTIONS\_SAVE.DWG  
DATE: 4/12/2022  
BY: DYATSOOK  
LAYOUT: 24X36



1 LANDSCAPE SECTION  
SCALE: 1"=40'

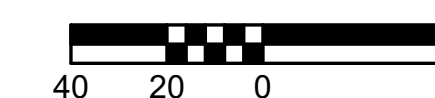
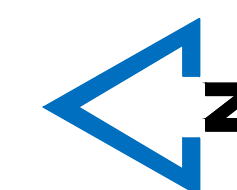


MATCH LINE: SECTION CONTINUES, SEE BELOW



MATCH LINE: SECTION CONTINUES, SEE ABOVE

2 LANDSCAPE SECTION  
SCALE: 1"=40'



making lives better.

11031 Strang Line  
Lenexa, Kansas 66215  
P 913-888-7800  
F 913-888-4868

NOTICE:  
McClure Engineering Company waives any and all responsibility and liability for problems which arise from failure to follow these Plans, Specifications, and the engineering intent they convey, or for problems which arise from failure to obtain and/or follow the engineers guidance with respect to any errors, omissions, inconsistencies, ambiguities, or conflicts which are alleged.

COPYRIGHT:  
Copyright and property rights in these documents are expressly reserved by McClure Engineering Company. No reproductions, changes, or copies in any manner shall be made without obtaining prior written consent from McClure Engineering Company.

KANSAS CERTIFICATE OF  
AUTHORITY NO. E2723  
EXPIRES: DECEMBER 31, 2022

REDWOOD INDEPENDENCE E. RD  
MIZE ROAD  
PRELIMINARY SITE DEVELOPMENT  
PLANS

## LANDSCAPE SECTIONS

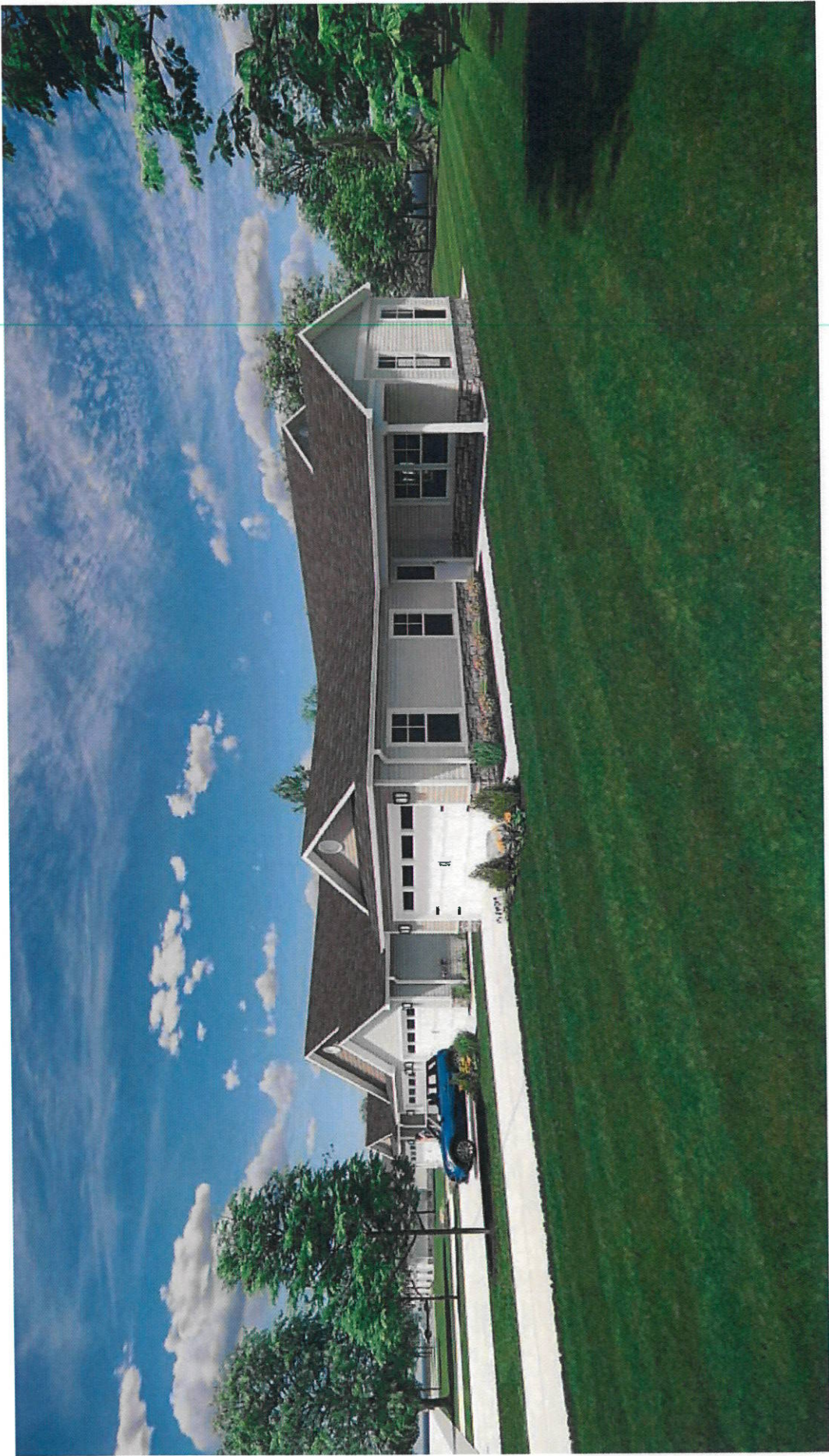
INDEPENDENCE, MISSOURI  
PROJECT NO. 2022000024-000  
ISSUE DATE: 3-17-2022

REVISIONS:  
4.13.22-City Comment Revisions

ENGINEER  
PLK  
DRAWN BY  
GSW  
CHECKED BY  
TMS  
FIELD BOOK NO.

SHEET NO.  
L200





## FRONT PERSPECTIVE

CAPEWOOD





## FRONT PERSPECTIVE

MEADOWWOOD

**MPG**  
MANN • PARSONS • GRAY  
ARCHITECTS

DATE: SEPTEMBER, 2021





**FRONT PERSPECTIVE**  
**HAYDENWOOD**





## FRONT PERSPECTIVE

WILLOWOOD

TRAFFIC IMPACT STUDY

# REDWOOD DEVELOPMENT

INDEPENDENCE,  
MISSOURI

Prepared For:  
Redwood Apartment Neighborhoods

Prepared By:  
Janelle Clayton, PE, PTOE

March 10, 2022



## Table of Contents

INTRODUCTION .....	2
EXISTING CONDITIONS .....	3
PROPOSED CONDITIONS .....	3
ANALYSES .....	7
SUMMARY & RECOMMENDATIONS .....	8

## List of Figures

### VOLUMES

FIGURE 1	EXISTING TRAFFIC VOLUMES (AM & PM PEAK HOUR)
FIGURE 2	EXISTING + SITE TRAFFIC VOLUMES (AM PEAK HOUR)
FIGURE 3	EXISTING + SITE TRAFFIC VOLUMES (PM PEAK HOUR)
FIGURE 4	FUTURE + SITE TRAFFIC VOLUMES (AM PEAK HOUR)
FIGURE 5	FUTURE + SITE TRAFFIC VOLUMES (PM PEAK HOUR)

### LEVELS OF SERVICE

FIGURE 6	EXISTING LEVELS OF SERVICE (AM PEAK HOUR)
FIGURE 7	EXISTING LEVELS OF SERVICE (PM PEAK HOUR)
FIGURE 8	EXISTING + SITE LEVELS OF SERVICE (AM PEAK HOUR)
FIGURE 9	EXISTING + SITE LEVELS OF SERVICE (PM PEAK HOUR)
FIGURE 10	FUTURE + SITE LEVELS OF SERVICE (AM PEAK HOUR)
FIGURE 11	FUTURE + SITE LEVELS OF SERVICE (PM PEAK HOUR)



## INTRODUCTION

The proposed Redwood residential development is 182-unit, multi-family development consisting of 34 one-story buildings ranging from 4-6 units in each building. The proposed development is located in the southwest quadrant of the intersection of E RD Mize Road & S Jackson Drive in Independence, Missouri. The approximate location of the proposed development is shown in the Google Earth image below.



The existing property is vacant and is bordered to the north and west with single-family homes.

This study analyzes the traffic impacts on the surrounding roadway network for the *Existing*, *Existing + Site*, and *Future + Site* traffic-volume scenarios.

## EXISTING CONDITIONS

**Existing Traffic Volumes:** Existing AM and PM peak-hour traffic volumes at the following intersections were via video camera during the hours of 7:00-9:00 AM and 4:00-6:00 PM on Wednesday, March 2, 2022:

- E RD Mize Road & S Jackson Drive
- E RD Mize Road & Iva Drive

The counts were processed by Miovision Technologies, Inc. and can be found in the Appendix. In general, the AM peak hour occurred from 7:15 – 8:15 AM, and the PM peak hour occurred from 4:15 – 5:15 PM. The existing AM and PM peak-hour volumes are shown on **Figure 1**.

Daily traffic counts were also recorded along E RD Mize Road, west of S Jackson Drive on Wednesday, March 2, 2022. The recorded average daily traffic (ADT) on E RD Mize Road was 4,894 vehicles per day (vpd): 2,322 vpd eastbound and 2,572 vpd westbound. These counts are also included in the Appendix.

**Existing Roadway Network:** Current roadway characteristics near the study area are summarized in **Table 1**.

*Table 1: Existing Roadway Characteristics*

Roadway	Classification	Section	Median Type	Posted Speed Limit
E RD Mize Road	Major Arterial	2-Lane	Two-Way Left-Turn Lane	35 mph
S Jackson Drive	Major Arterial	4-Lane	Median-Divided	40 mph
Iva Drive	Residential	2-Lane	Undivided	25 mph

\*Classifications as listed in the City's Thoroughfare Plan

The intersection of E RD Mize Road & Iva Drive is currently stop-controlled on the minor side-street approach. The intersection of E RD Mize Road & S Jackson Drive is currently operating under traffic signal control.

## PROPOSED CONDITIONS

**Proposed Land Use:** The proposed Redwood multi-family development includes 185 townhome units in 34 separate buildings. The site plan for the proposed development is shown on **Exhibit 1**.

**Proposed Access Plan:** The development will be served by two connections to E RD Mize Road. **Table 2** summarizes the access locations. Note: Distances are taken from the center of the intersection.

**Table 2: Proposed Site Access**

Access Name	Intersecting Roadway	Access Type	Access Location
Drive 1	E RD Mize Road	Full Access	Aligns with Iva Drive
Drive 2	E RD Mize Road	Full Access	Approx. 438' east of Iva Drive

**Intersection Sight Distance:** Intersection sight-distance measurements were taken in the field for the northbound approaches at the intersections of E RD Mize Road and the proposed driveways. Based on AASHTO's *A Policy on Geometric Design of Highways and Streets*, the amount of sight distance that is desirable for a 35-mph road is 390' for a left-turning vehicle (Case B1) and 335' for a right-turning vehicle (Case B2).

The results of the intersection sight distances recorded in the field are summarized below. It should be noted that if available sight distance was over the recommended value, a field measured value of ">distance" is recorded below. If the sight-distance requirements were not easily reached by simple observation, actual distances were recorded.

#### **E RD Mize Road & Proposed Drive 1 (West Drive)**

	<u>AASHTO Recommended</u>	<u>Field Measured</u>
Left-Turning Vehicle	390'	>390'
Right-Turning Vehicle	335'	>335'





## E RD Mize Road & Proposed Drive 2 (East Drive)

	<u>AASHTO Recommended</u>	<u>Field Measured</u>
Left-Turning Vehicle	390'	>390'
Right-Turning Vehicle	335'	>335'



**Trip Generation:** The estimated trip generation for the proposed Redwood multi-family development was based upon site-specific data provided by the development team based on a trip-generation comparison study dated July 22, 2020, included in the Appendix. In addition, trip-generation estimates were calculated for comparison purposes utilizing the 11<sup>th</sup> Edition of the Institute of Transportation Engineers (ITE) *Trip Generation Handbook* for Land Use 220-Multi-Family (Low-Rise) and Land Use 251-Senior Adult Housing (Single-Family). There will not be an age-restriction on this development, but similar sites have attracted an older demographic, and the trip generation is provided for comparison purposes only. **Table 3** depicts the trip generation for the site.

**Table 3: Proposed Trip Generation**

				AM Peak Hour (VPH)			PM Peak Hour (VPH)		
Land Use	Qty	Unit	ADT (VPD)	TOTAL	IN	OUT	TOTAL	IN	OUT
220 – Multifamily Housing (Low-Rise)	182	DU	1,242	79	19	60	99	62	37
251 – Senior Adult Housing (Single-Family)	182	DU	986	61	20	41	71	43	28
Redwood Site-Specific Rate AM=0.33 trips/DU, PM=0.48 trips/DU	<b>182</b>	<b>DU</b>	<b>N/A</b>	<b>60</b>	<b>14</b>	<b>46</b>	<b>87</b>	<b>55</b>	<b>32</b>

**Trip Distribution:** Estimates of the expected trip distribution to and from the Redwood multi-family development were based upon the available and planned street network and existing traffic flow. The trip-distribution patterns that were utilized are as follows:

AM Peak Hour

- To the north via S Jackson Drive 10%
- To the south via S Jackson Drive 15%
- To the east via E RD Mize Road 35%
- To the west via E RD Mize Road 40%
- From the north via S Jackson Drive 10%
- From the south via S Jackson Drive 5%
- From the east via E RD Mize Road 25%
- From the west via E RD Mize Road 60%

PM Peak Hour

- To the north via S Jackson Drive 5%
- To the south via S Jackson Drive 15%
- To the east via E RD Mize Road 30%
- To the west via E RD Mize Road 50%
- From the north via S Jackson Drive 10%
- From the south via S Jackson Drive 20%
- From the east via E RD Mize Road 30%
- From the west via E RD Mize Road 40%

**Existing + Site Traffic Volumes:** The expected Redwood development-related traffic volumes were added to the existing volumes and were assigned to the existing and planned street system. The *Existing + Site* AM and PM peak-hour volumes are shown on **Figures 2 & 3**, respectively.

**Future + Site Traffic Volumes:** Historical ADT traffic volumes from the years 2002-2020 as shown on MoDOT's Traffic Volume Maps for E RD Mize Road were analyzed to determine an appropriate growth rate for a future 20-year design volume, omitting the year 2020 due to COVID. In addition, ADT volumes from the years 2011-2020 were analyzed along S Jackson Drive. These calculated growth rates are included in the Appendix. The results indicated a generally negative growth rate for E RD Mize Road and an annual growth rate of about 5% for S Jackson Drive. There is room for future development along S Jackson Drive and to the east of the proposed site. Therefore, a 1.0% annual growth rate for 20 years was utilized for the through volumes along E RD Mize Road, and a 5.0% annual growth rate was assumed for the S Jackson through movement and turning movements to the east. As the existing northbound to eastbound right-turn movement and the westbound to southbound left-turn movement at the intersection of E RD Mize Road & S Jackson Drive are low today, these turning movement volumes were adjusted up from the growth calculations to account for future development east of S Jackson Drive. The site-generated traffic volumes from Redwood multi-family development were added to these background future traffic volumes to develop the *Future + Site* AM and PM peak-hour traffic volumes and are shown **Figures 4 & 5**, respectively.



## ANALYSES

A series of intersection capacity analyses were completed at the study intersections to determine the expected levels of service, the lengths of delays, and the vehicle queues experienced by drivers. The study intersections were analyzed based upon the 6<sup>th</sup> Edition of the Transportation Research Board's (TRB) *Highway Capacity Manual*. A description of the level-of-service criteria used in these analyses is shown below:

Level of Service Definitions		
Level of Service	Signalized Intersection Average Control Delay (sec/veh)	Unsignalized Intersection Average Control Delay (sec/veh)
A	<10	<10
B	<20	<15
C	<35	<25
D	<55	<35
E	<80	<50
F	≥80	≥50

The amount of control delay is assigned a level of service based on driver acceptance with LOS "A" representing little or no delay and LOS "F" representing long delays. The queues shown on the figures represent the 95<sup>th</sup> percentile queue, or the queue that has only a 5% chance of being exceeded during the peak hour. All capacity analysis output is included in the Appendix attached to this report. It should be noted that all completed analyses utilized the Synchro 11 software package.

**Existing Traffic Conditions:** Figures 6 & 7 depict the results of the completed analyses for the existing AM and PM peak-hour traffic volume scenarios. As shown on the figures, all individual movements at the study intersections currently operate at LOS "C" or better with minimal queuing.

**Existing + Site Traffic Conditions:** As shown on Figures 8 & 9, all individual movements at the study intersections would be expected to operate at LOS "C" or better with minimal queuing with the addition of the Redwood multi-family development.

### Turn Lane Warrants

Right-turn lane warrants were analyzed in conjunction with MoDOT's *Access Management Guidelines* for the proposed driveway intersections and can be found in the Appendix. As there is a two-way left-turn lane along E RD Mize Road, left-turn lanes would be provided by default into both site driveways. No right-turn lanes would be warranted for the *Existing + Site* traffic volume scenario.

**Future + Site Traffic Conditions:** The results of the capacity analysis for the *Future + Site* traffic volume scenario are shown on **Figures 10 & 11**. As shown on the figures, all individual movements at the study intersections would be expected to operate at LOS “C” or better during the *Future + Site* volume scenario. It should be noted that the southbound left-turn movement at the intersection of E RD Mize Road & S Jackson Drive could experience a long queue of over 300’ should the volumes develop as projected. This would exceed the 190’ of storage currently available and may require dual southbound left-turn lanes in the future.

#### Turn Lane Warrants

Right-turn-lane warrants were analyzed in conjunction with MoDOT’s *Access Management Guidelines* and can be found in the Appendix. No right-turn lanes would be warranted at the site driveways with future volumes.

## SUMMARY & RECOMMENDATIONS

This traffic study summarizes the anticipated traffic impacts of the proposed Redwood multi-family development.

Right-turn lane warrants at the driveway intersections were analyzed in conjunction with MoDOT’s *Access Management Guidelines*, and no right-turn lanes would be warranted at either site driveway. As there is a two-way left-turn lane along E RD Mize Road, left-turn lanes will be provided at the site driveways by default.

In general, acceptable traffic operations can be expected in and around the proposed development with the addition of the Redwood multi-family development. The development traffic will have minimal impact on the traffic operations in the study area. No improvements would be required.

If traffic volumes develop as projected over the next 20-years, the southbound movement at the intersection of E RD Mize Road & S Jackson Drive could experience a queue of over 300’ during the PM peak hour, and dual southbound left-turn lanes may be needed. It should be noted that the Redwood development does not contribute to this movement, but is due to the projected future development to the east of S Jackson Drive.

We appreciate the opportunity to serve you on this very important project. Please feel free to contact us if you should have any questions.

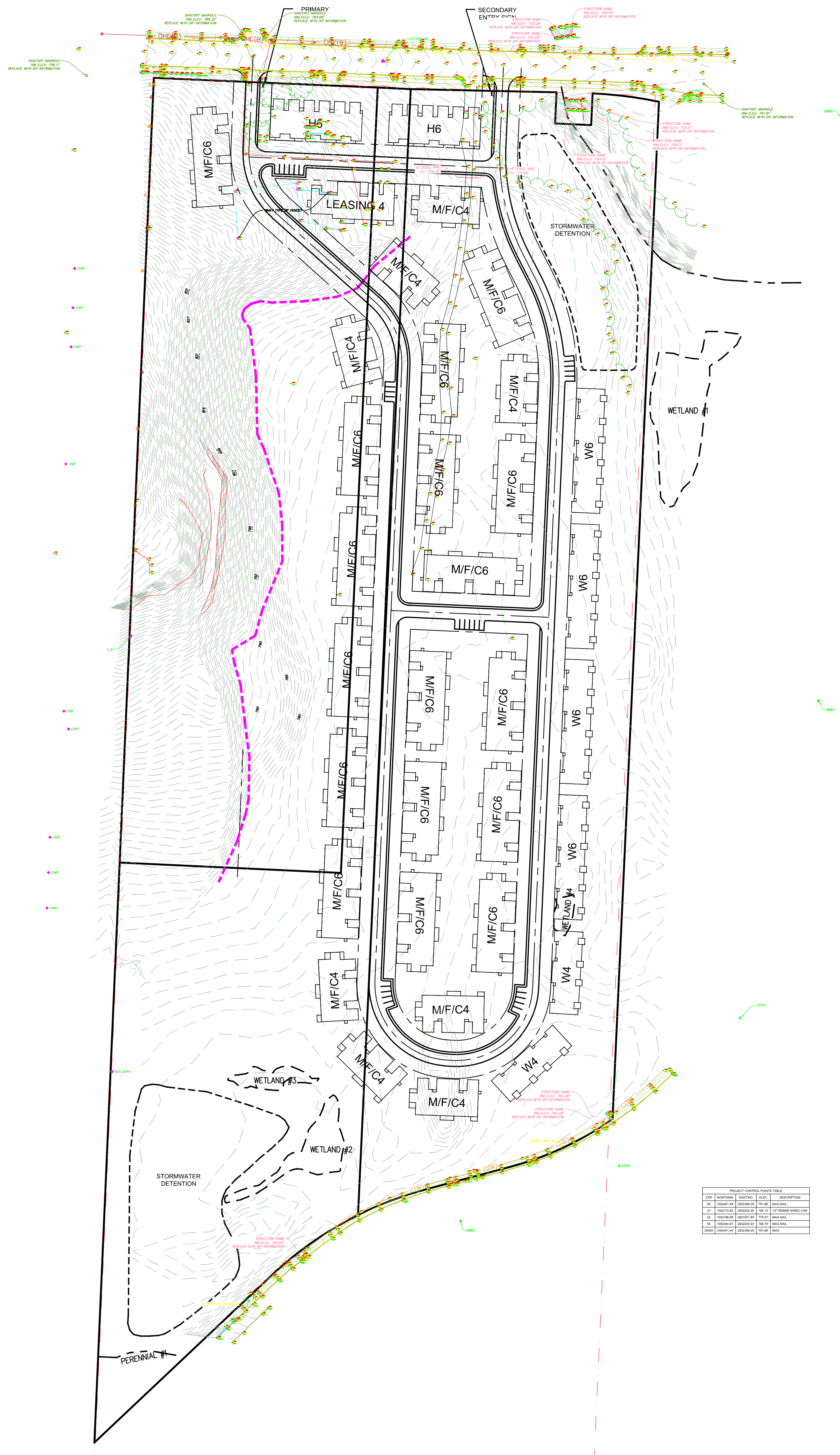
Respectfully submitted,  
**Merge Midwest Engineering, LLC**



Janelle M. Clayton, P.E., PTOE  
Manager / Co-Owner



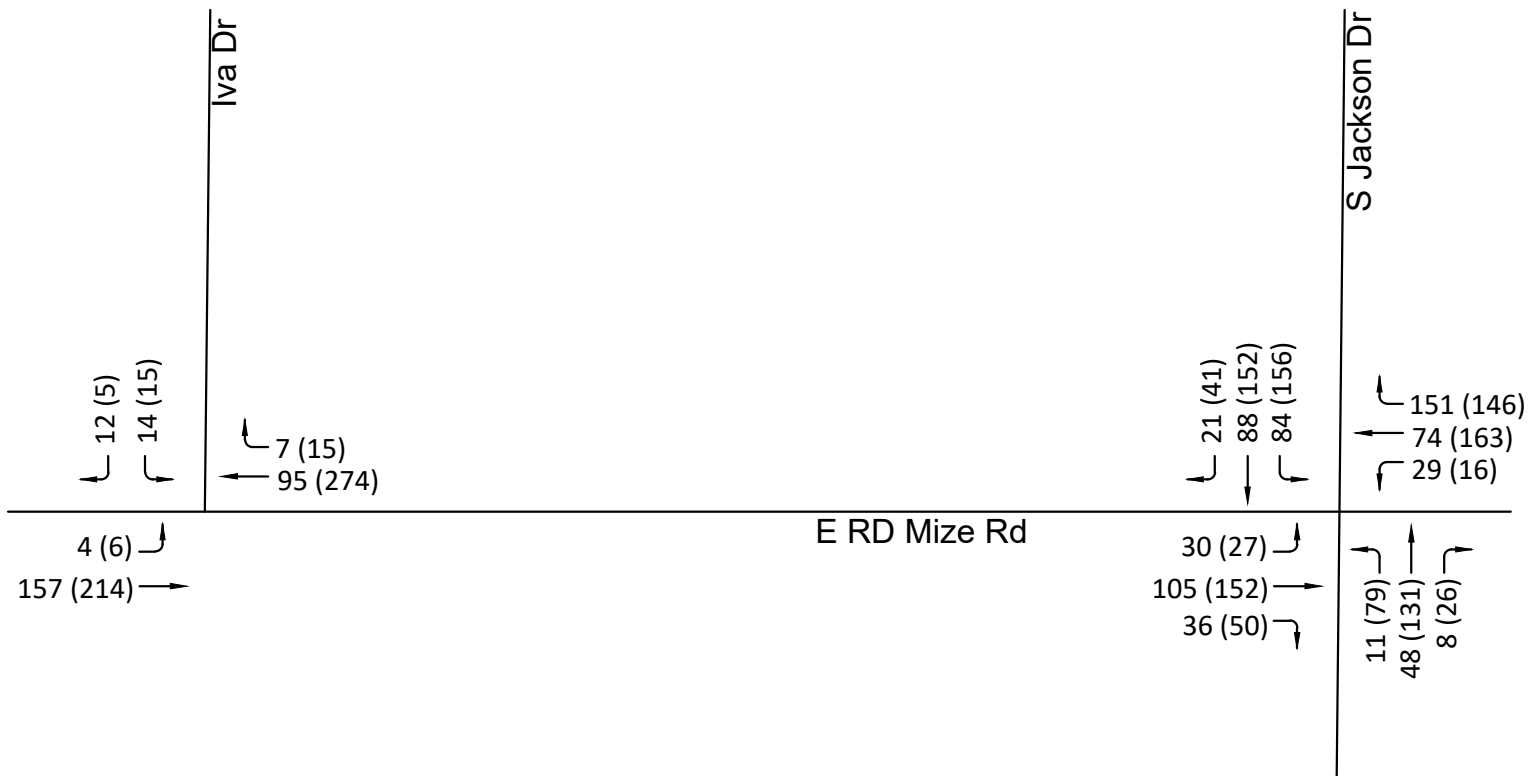
# EXHIBIT 1



W6 = 4 x 6 = 24 Units  
W4 = 2 x 4 = 8 Units  
M/F/C6 = 17 x 6 = 102 Units  
M/F/C4 = 8 x 4 = 32 Units  
H6 = 2 x 6 = 12 Units  
Leasing 4 = 1 x 4 = 4 Units

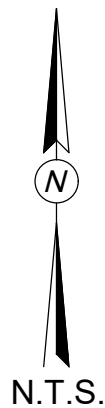
Total units = 182 Units

REDWOOD DEVELOPMENT  
INDEPENDENCE, MISSOURI  
CONCEPT PLAN  
1"=100'  
DATE 11-30-21  
REVISED 1-03-22  
REVISED 2-03-22  
MCCLURE

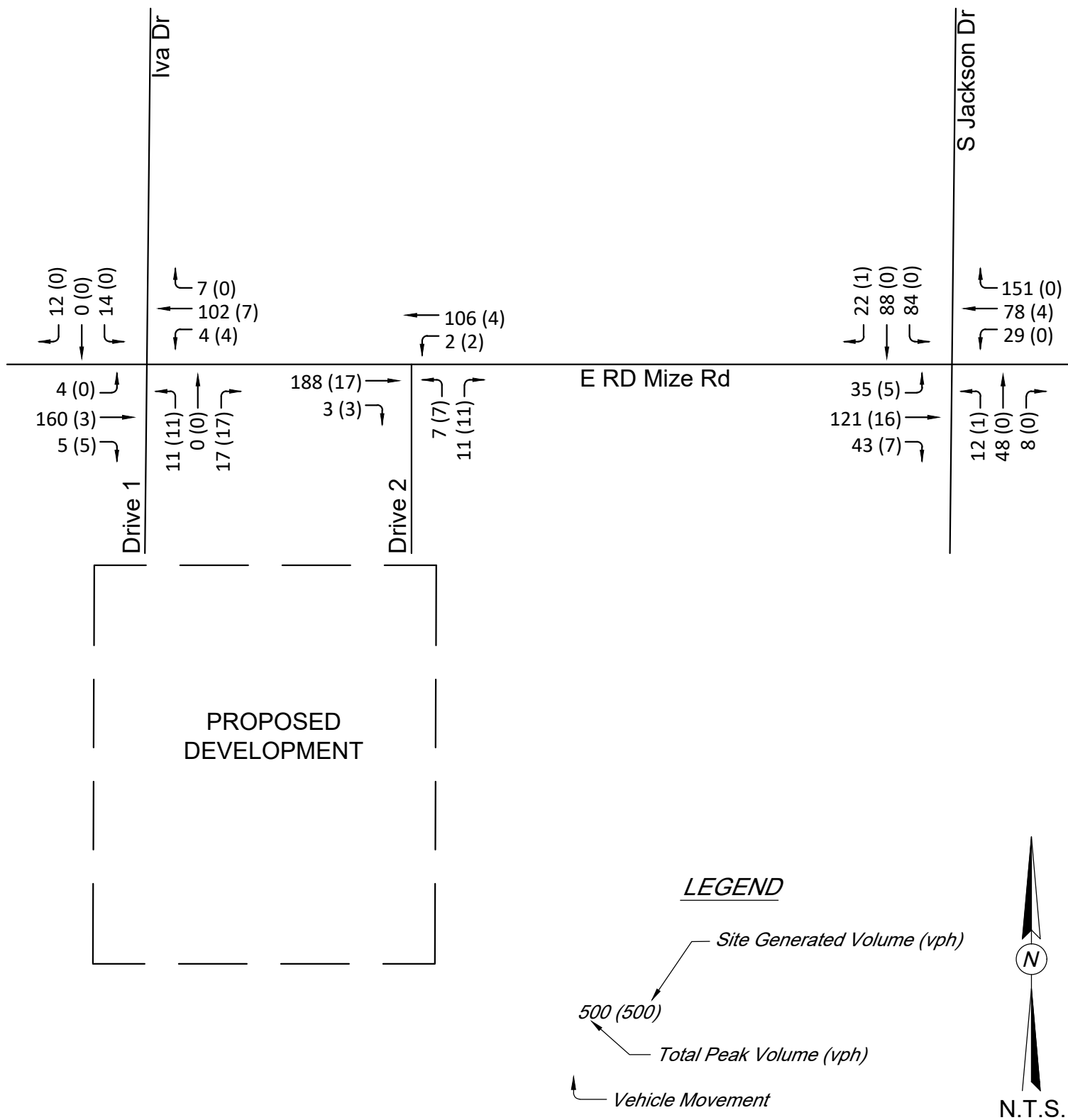


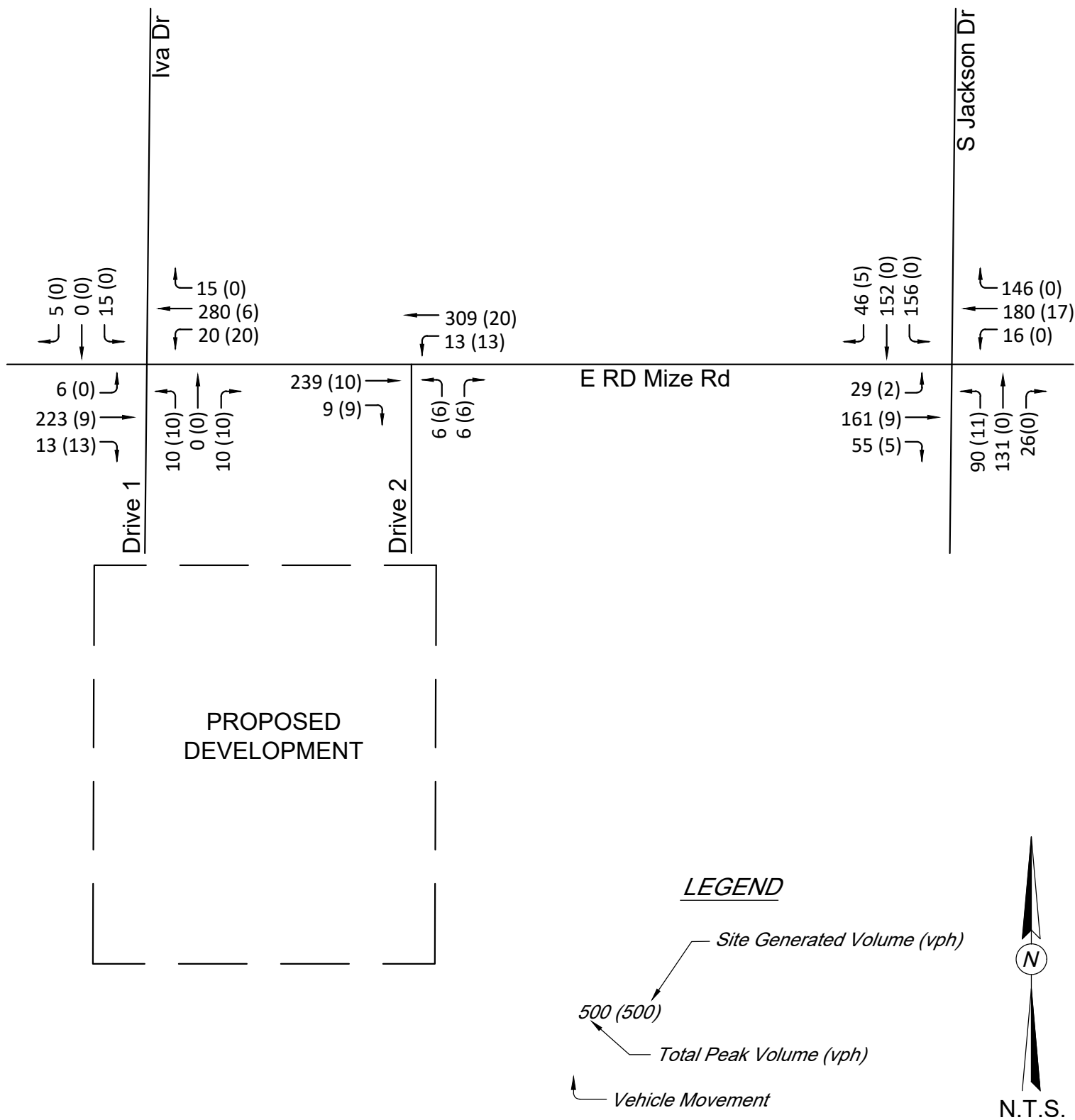
### LEGEND

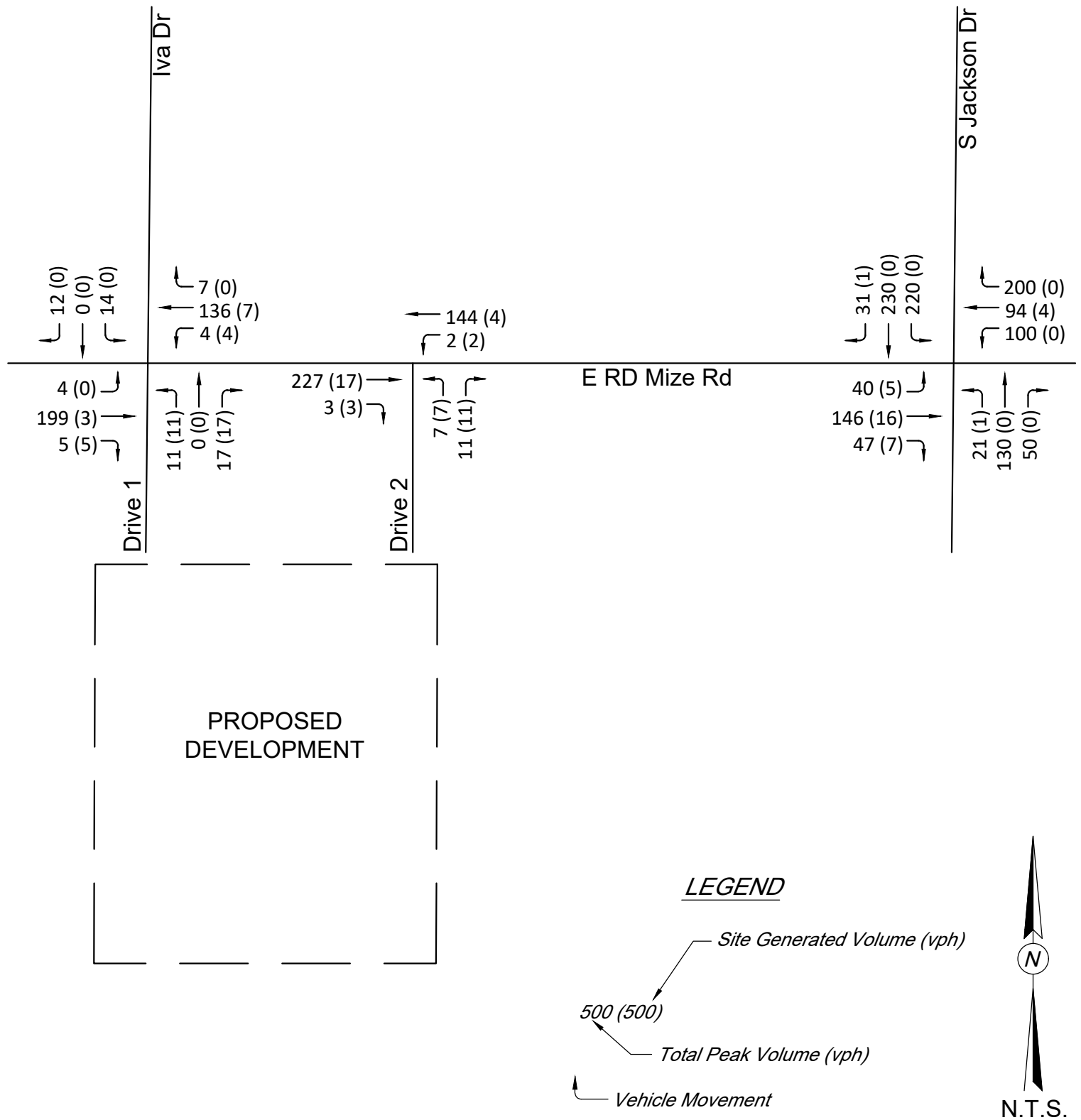
PM Peak Hour Volume (vph)  
 AM Peak Hour Volume (vph)



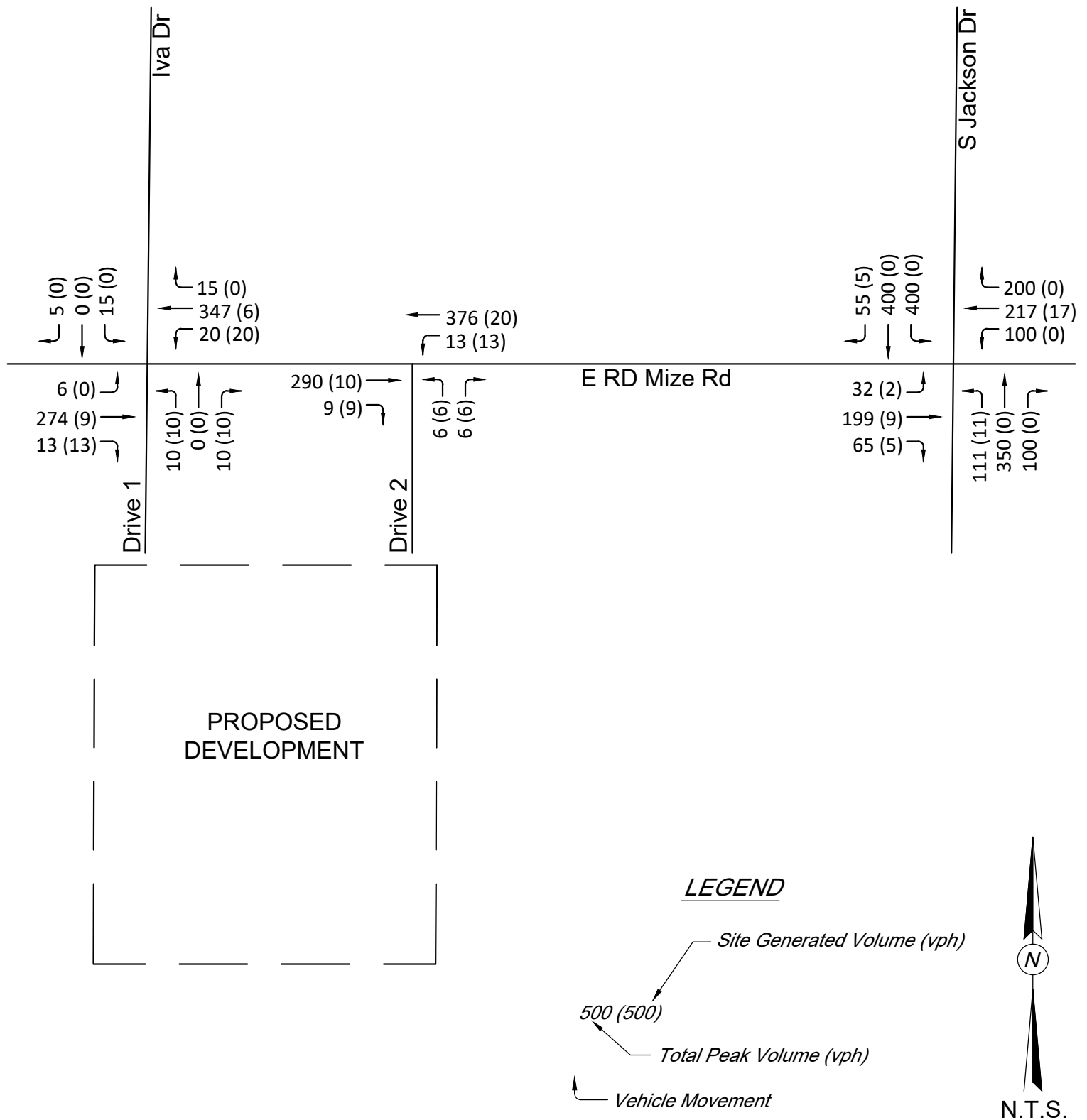


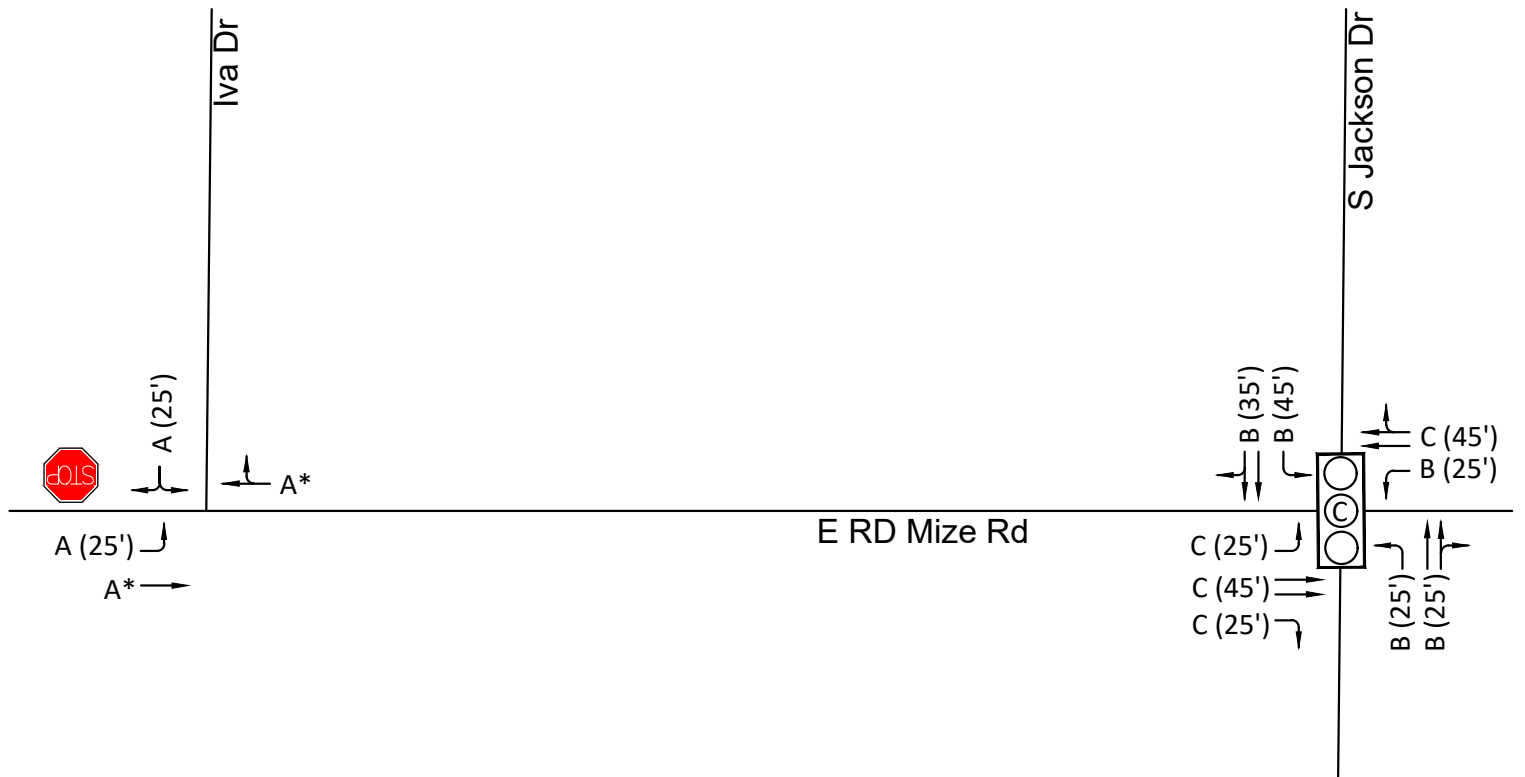









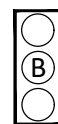




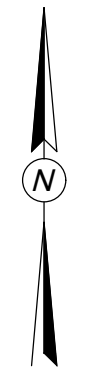


### LEGEND

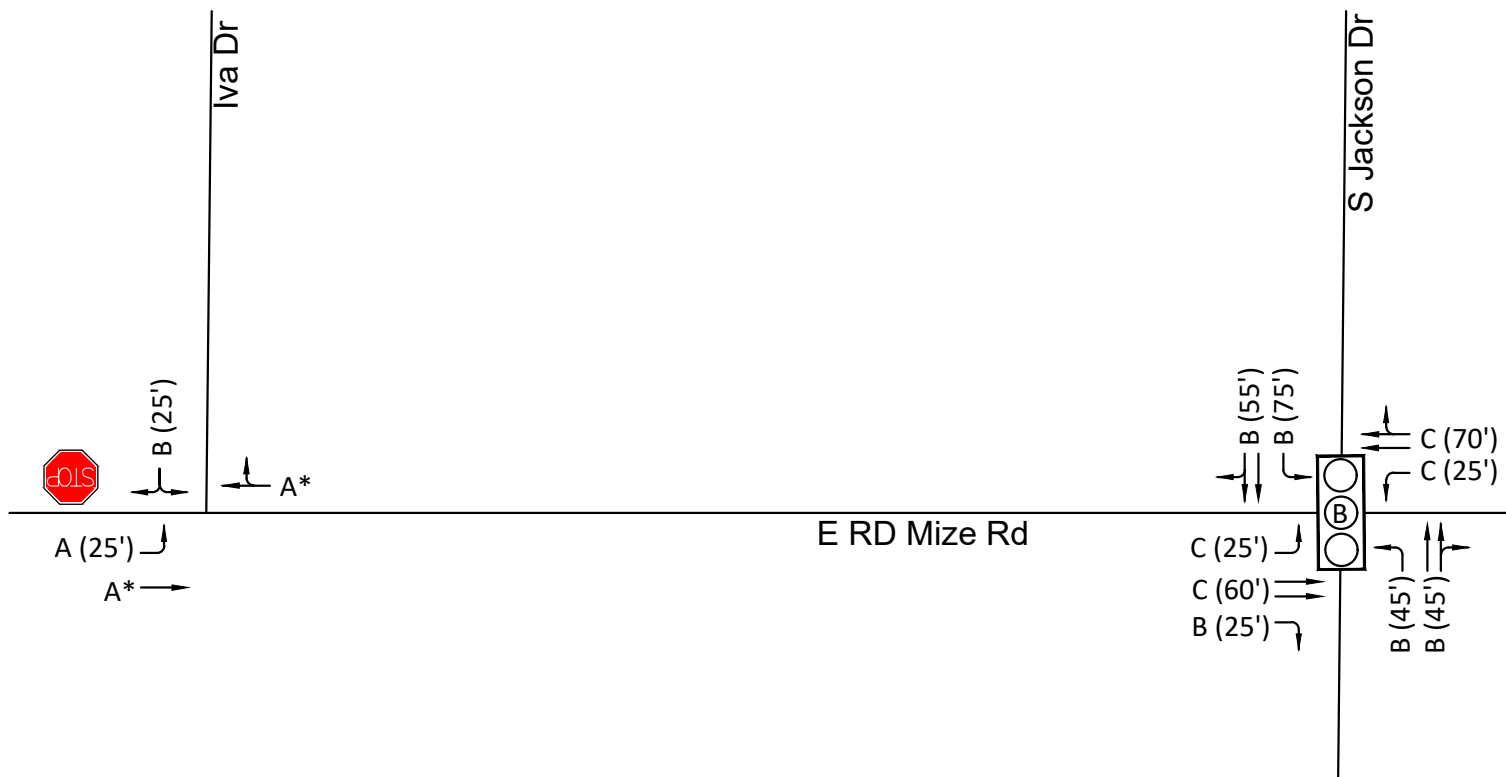
-  Estimated Queue Length
-  Level of Service
-  Vehicle Movement
- (\*) Indicates Capacity Per Demand



Overall Signalized Intersection  
Level of Service

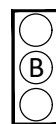


N.T.S.

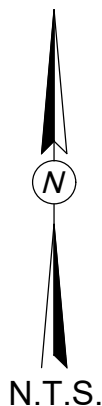


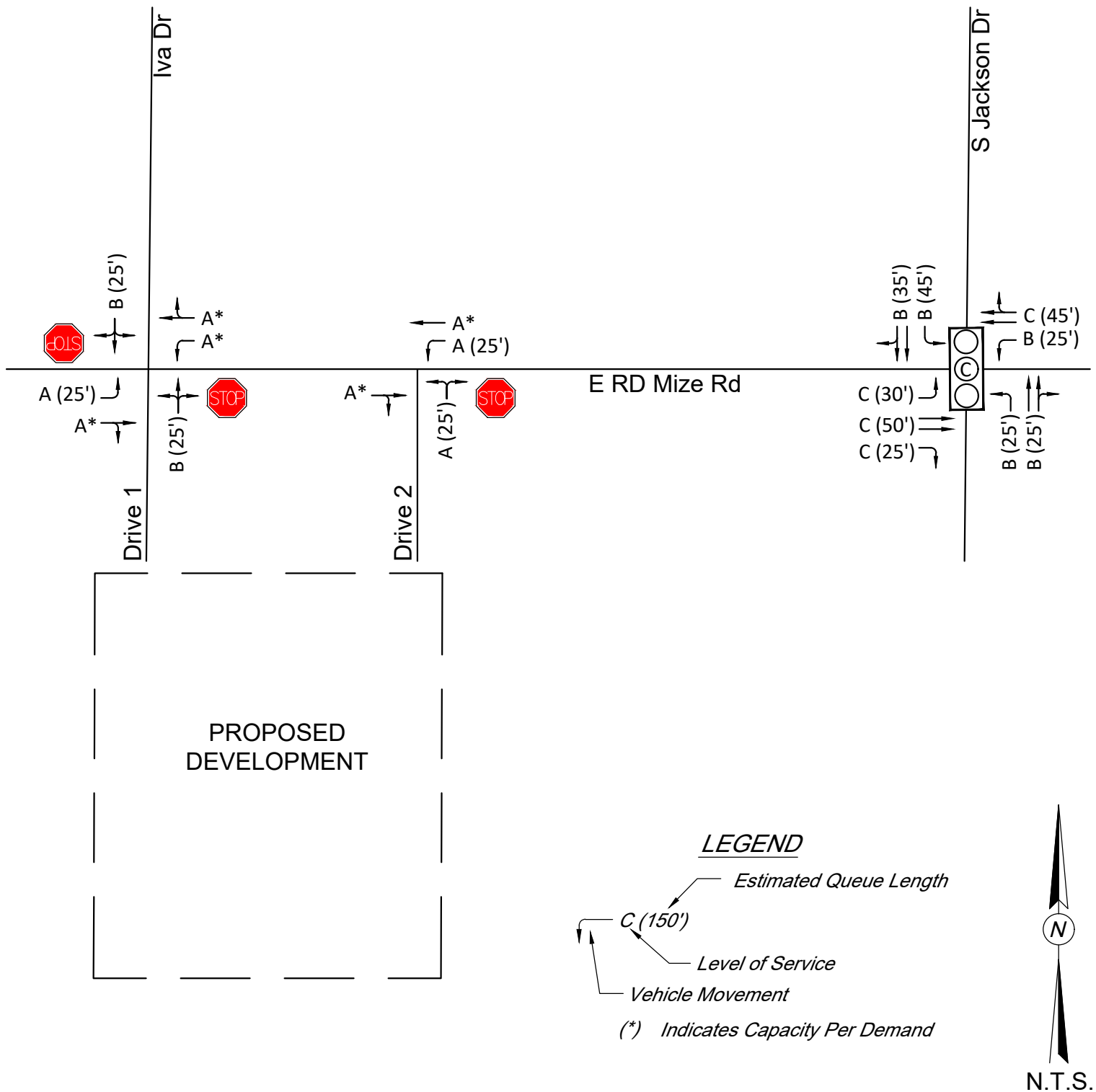
### LEGEND

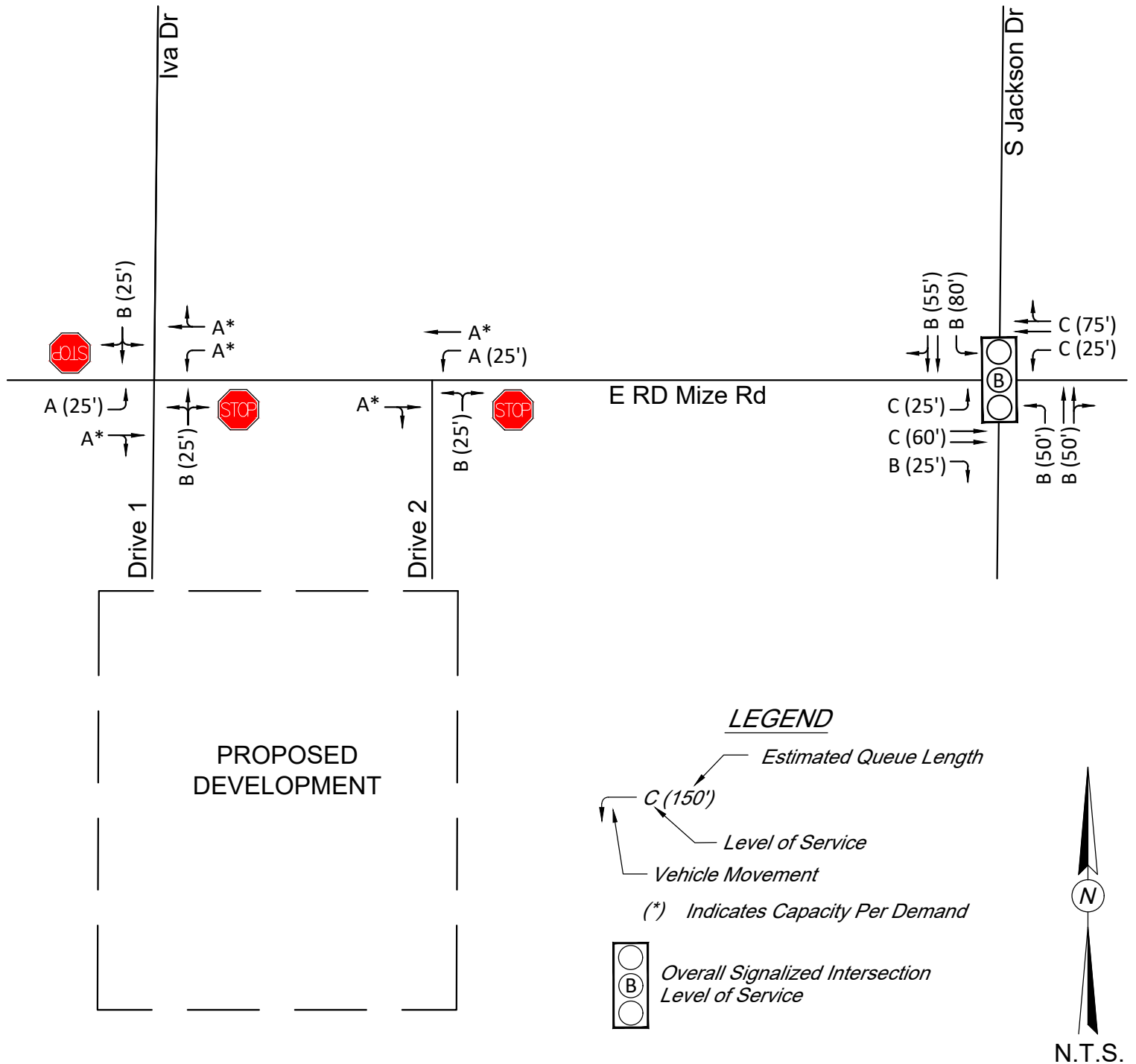
Estimated Queue Length  
 Level of Service  
 Vehicle Movement  
 (\*) Indicates Capacity Per Demand

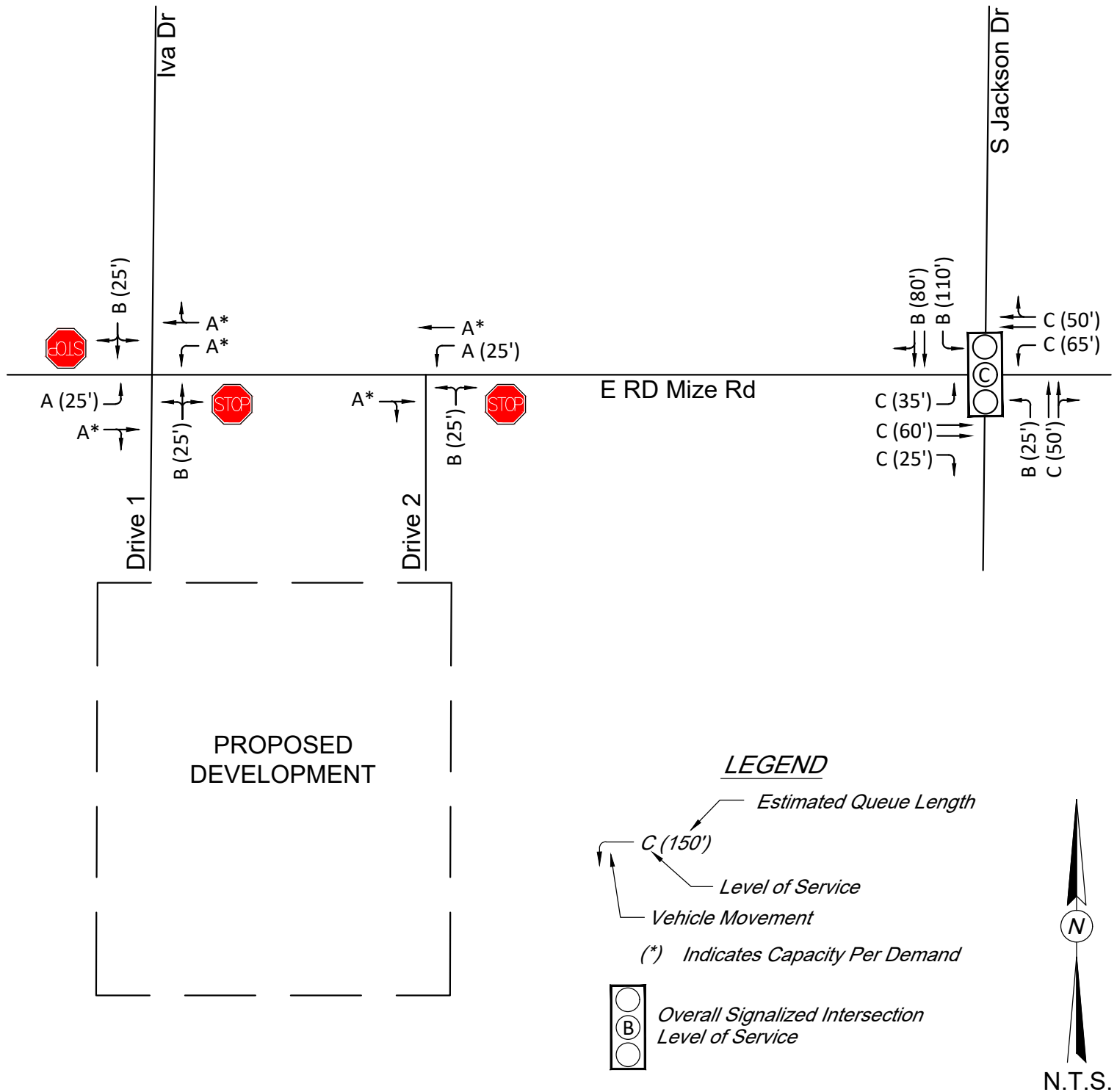


Overall Signalized Intersection Level of Service

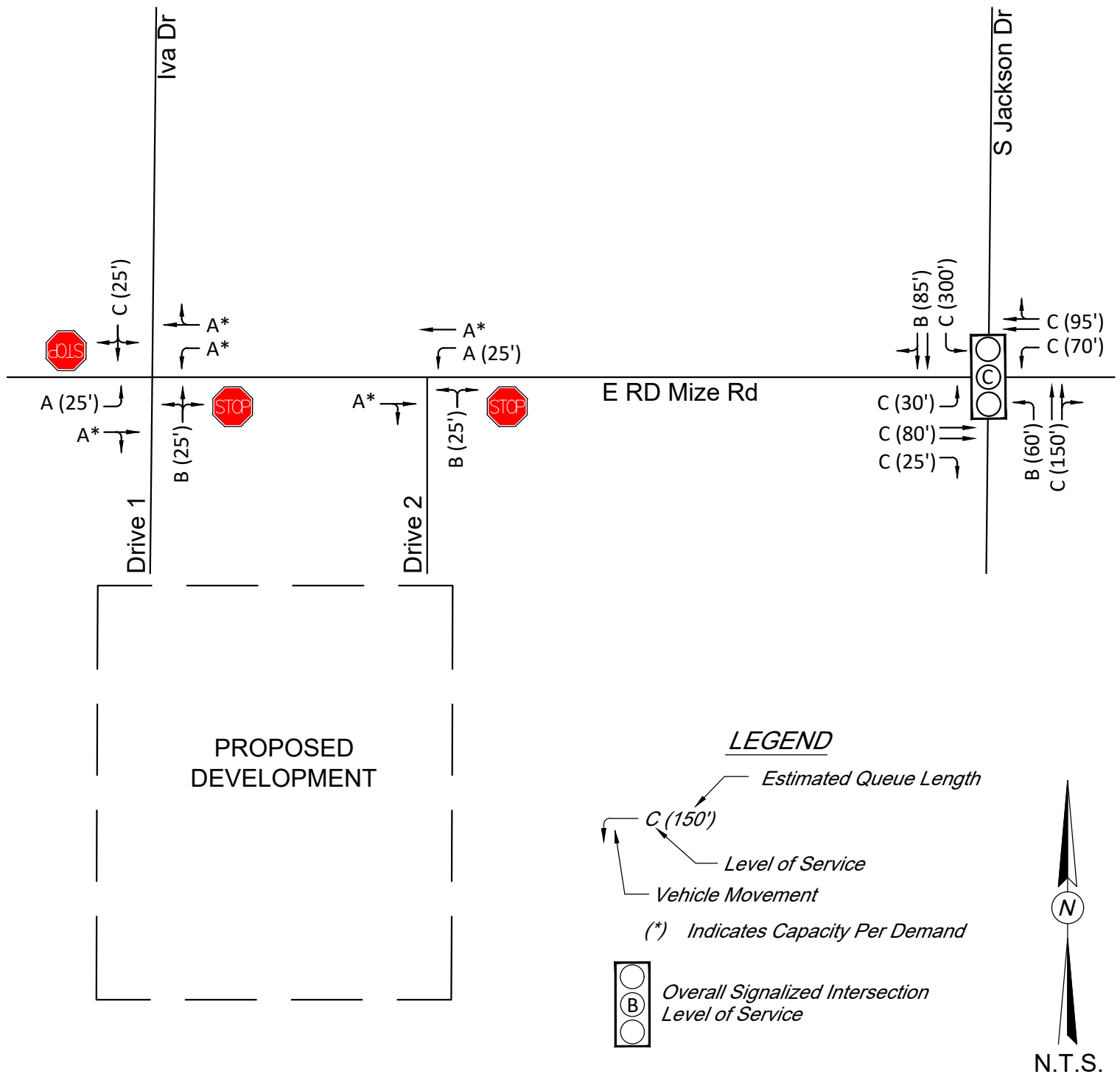














March 11, 2022

11031 Strang Line Road  
Lenexa, KS 66215  
P 913.888.7800

City of Independence  
111 E. Maple  
Independence, MO 64050

[www.mecresults.com](http://www.mecresults.com)

NORTHWEST IOWA | DES MOINES METRO | EASTERN IOWA | SIOUXLAND | SOUTHWEST IOWA | CENTRAL MISSOURI | KANSAS CITY METRO

Re: Redwood Independence  
Preliminary Stormwater Management Study

To Whom it May Concern:

The proposed Redwood Development is a 44.7 acre multi-family residential development located at the southwest corner of Mize Road and Jackson Drive. The proposed development is shown on the preliminary site development plan that has been submitted to the City. The site is bisected by a ridge line. The north 22.0 acres drains north into an existing creek that crosses through the northeast corner of the site. The south 22.7 acres drains south into an existing creek that crosses through the southwest corner of the site.

In the proposed condition, the drainage patterns will generally remain the same and the site will drain to detention basins located in the north and south portions of the property. The detention basins will provide flood control protection up to the 100 year storm with a maximum release rate of 1.8 cfs/acre.

The detention basins will also serve as BMPs for stormwater treatment in the form of extended detention wetlands. Catch basin inserts and native vegetation will also be provided to meet the required level of service. The level of service calculations that show the existing condition and the proposed treatment approach are attached. The soils map showing hydrologic soil groups on the site is also attached.

The overall impervious area of the proposed development is 19.7 acres or 44% of the site. Based on this, we estimate that the required storage volume will be approximately 10,000 cubic feet per acre of land area for both water quality and flood control detention volume. The north detention basin will contain approximately 220,000 cubic feet of storage and the south detention basin will contain approximately 227,000 cubic feet of storage. Final detention calculations including routing calculations will be prepared with the final stormwater management study.

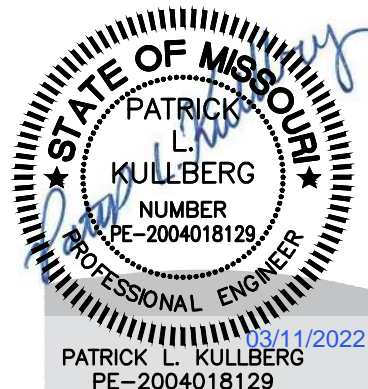
Please contact me if you have any questions.

Very truly yours,

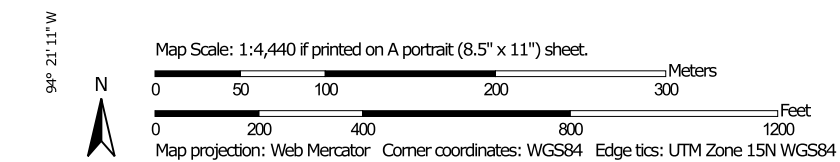
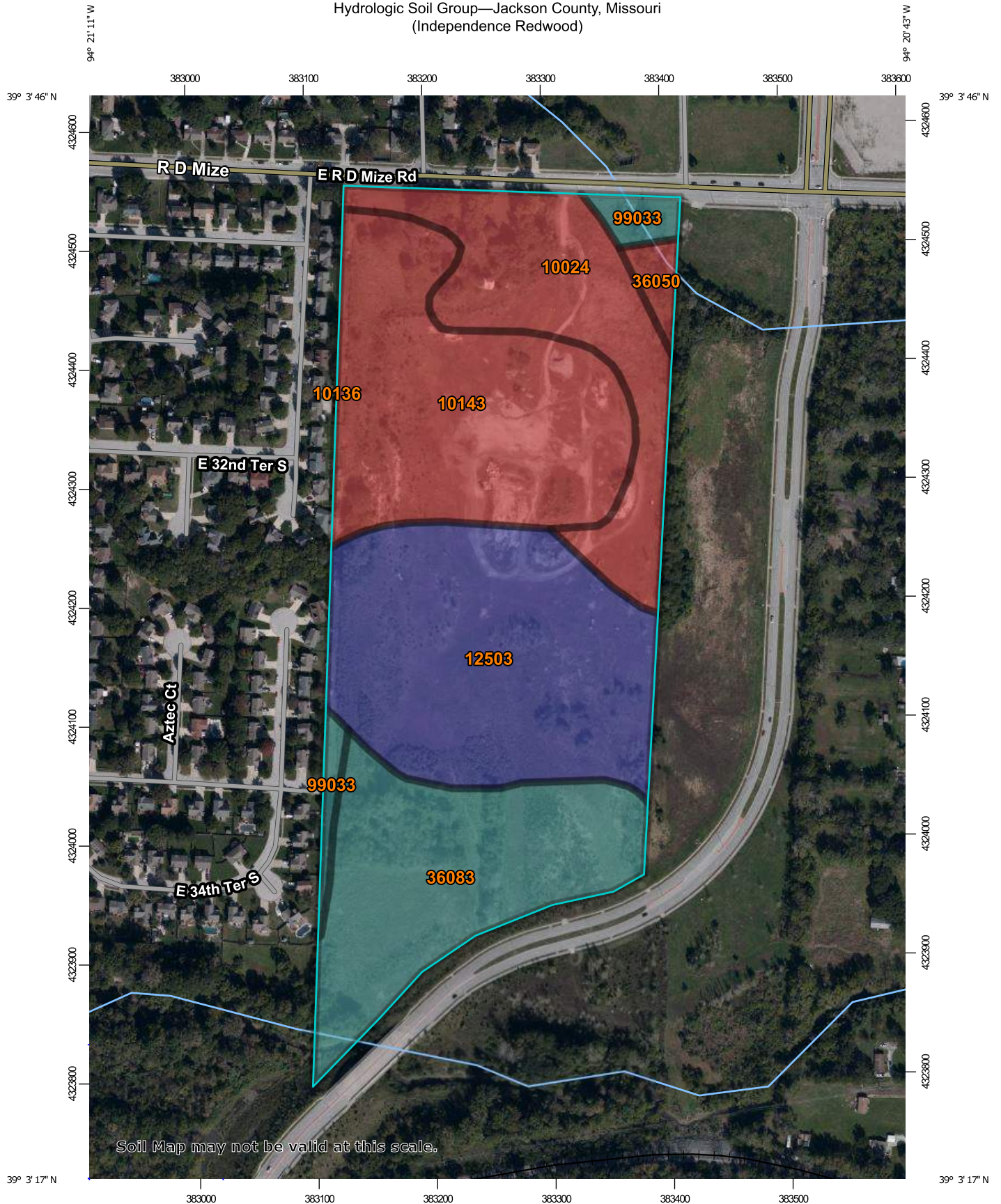
MCCLURE ENGINEERING COMPANY

By: Patrick L. Kullberg, P.E., LEED® AP  
Sr. Project Engineer

P:\2022000024-000\05-Engineering\Civil\Redwood Independence Preliminary Storm Study.doc




# Hydrologic Soil Group—Jackson County, Missouri (Independence Redwood)



## MAP LEGEND

### Area of Interest (AOI)









 Area of Interest (AOI)

### Soils

#### Soil Rating Polygons





 A  
 A/D  
 B  
 B/D  
 C  
 C/D  
 D  
 Not rated or not available

#### Soil Rating Lines

 A  
 A/D  
 B  
 B/D  
 C  
 C/D  
 D  
 Not rated or not available

#### Soil Rating Points






 A  
 A/D  
 B  
 B/D

 C  
 C/D  
 D  
 Not rated or not available

### Water Features

 Streams and Canals

### Transportation

 Rails  
 Interstate Highways  
 US Routes  
 Major Roads  
 Local Roads

### Background

 Aerial Photography

## MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:24,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service  
Web Soil Survey URL:  
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Jackson County, Missouri  
Survey Area Data: Version 23, Sep 1, 2021

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Sep 6, 2019—Nov 16, 2019

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.



## Hydrologic Soil Group

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
10024	Greenton-Urban land complex, 5 to 9 percent slopes	D	7.6	17.2%
10136	Sibley-Urban land complex, 2 to 5 percent slopes	C	0.0	0.0%
10143	Snead-Urban land complex, 9 to 30 percent slopes	D	11.8	26.7%
12503	Napier silt loam, 0 to 3 percent slopes	B	13.4	30.2%
36050	Zook silty clay loam, 0 to 2 percent slopes, occasionally flooded	D	0.6	1.4%
36083	Kennebec silt loam, 1 to 4 percent slopes, occasionally flooded	C	9.7	21.9%
99033	Udarents-Urban land complex, 2 to 9 percent slopes	C	1.2	2.7%
<b>Totals for Area of Interest</b>			<b>44.3</b>	<b>100.0%</b>

## Description

Hydrologic soil groups are based on estimates of runoff potential. Soils are assigned to one of four groups according to the rate of water infiltration when the soils are not protected by vegetation, are thoroughly wet, and receive precipitation from long-duration storms.

The soils in the United States are assigned to four groups (A, B, C, and D) and three dual classes (A/D, B/D, and C/D). The groups are defined as follows:

Group A. Soils having a high infiltration rate (low runoff potential) when thoroughly wet. These consist mainly of deep, well drained to excessively drained sands or gravelly sands. These soils have a high rate of water transmission.

Group B. Soils having a moderate infiltration rate when thoroughly wet. These consist chiefly of moderately deep or deep, moderately well drained or well drained soils that have moderately fine texture to moderately coarse texture. These soils have a moderate rate of water transmission.

Group C. Soils having a slow infiltration rate when thoroughly wet. These consist chiefly of soils having a layer that impedes the downward movement of water or soils of moderately fine texture or fine texture. These soils have a slow rate of water transmission.

Group D. Soils having a very slow infiltration rate (high runoff potential) when thoroughly wet. These consist chiefly of clays that have a high shrink-swell potential, soils that have a high water table, soils that have a claypan or clay layer at or near the surface, and soils that are shallow over nearly impervious material. These soils have a very slow rate of water transmission.

If a soil is assigned to a dual hydrologic group (A/D, B/D, or C/D), the first letter is for drained areas and the second is for undrained areas. Only the soils that in their natural condition are in group D are assigned to dual classes.

## Rating Options

*Aggregation Method:* Dominant Condition

*Component Percent Cutoff:* None Specified

*Tie-break Rule:* Higher



WORKSHEET 1: REQUIRED LEVEL OF SERVICE (UNDEVELOPED SITE)

Project: Redwood Independence by: PLK  
 Location: Mize Road & Jackson Dr date: 3/11/2022  
 Total Site Area (Ac.): 44.7

**1. Runoff Curve Number**

**A. Pre-development CN**

Cover Description	HSG	CN	Area (Ac.)	CNxArea
Grassland - fair	B	69	13.50	931.50
Grassland - fair	C	79	11.00	869.00
Grassland - fair	D	84	20.20	1696.80
				0.00
				0.00
				0.00
Totals:			44.70	3497.30

Area-Weighted CN = total product/total area =

**78**

**B. Post-development CN**

Cover Description	HSG	CN	Area (Ac.)	CNxArea
Impervious Area	D	98	19.70	1930.60
Open Space - Good	D	80	13.10	1048.00
Grassland - Fair	B/C/D	79	11.90	940.10
				0.00
				0.00
				0.00
				0.00
Totals:			44.70	3918.70

Area-Weighted CN = total product/total area =

**88**

**2. Level of Service (LS) Calculation**

Pre-development CN: **78**

Post-development CN: **88**

Difference: **10**

LS Required **6.4**



## Legend

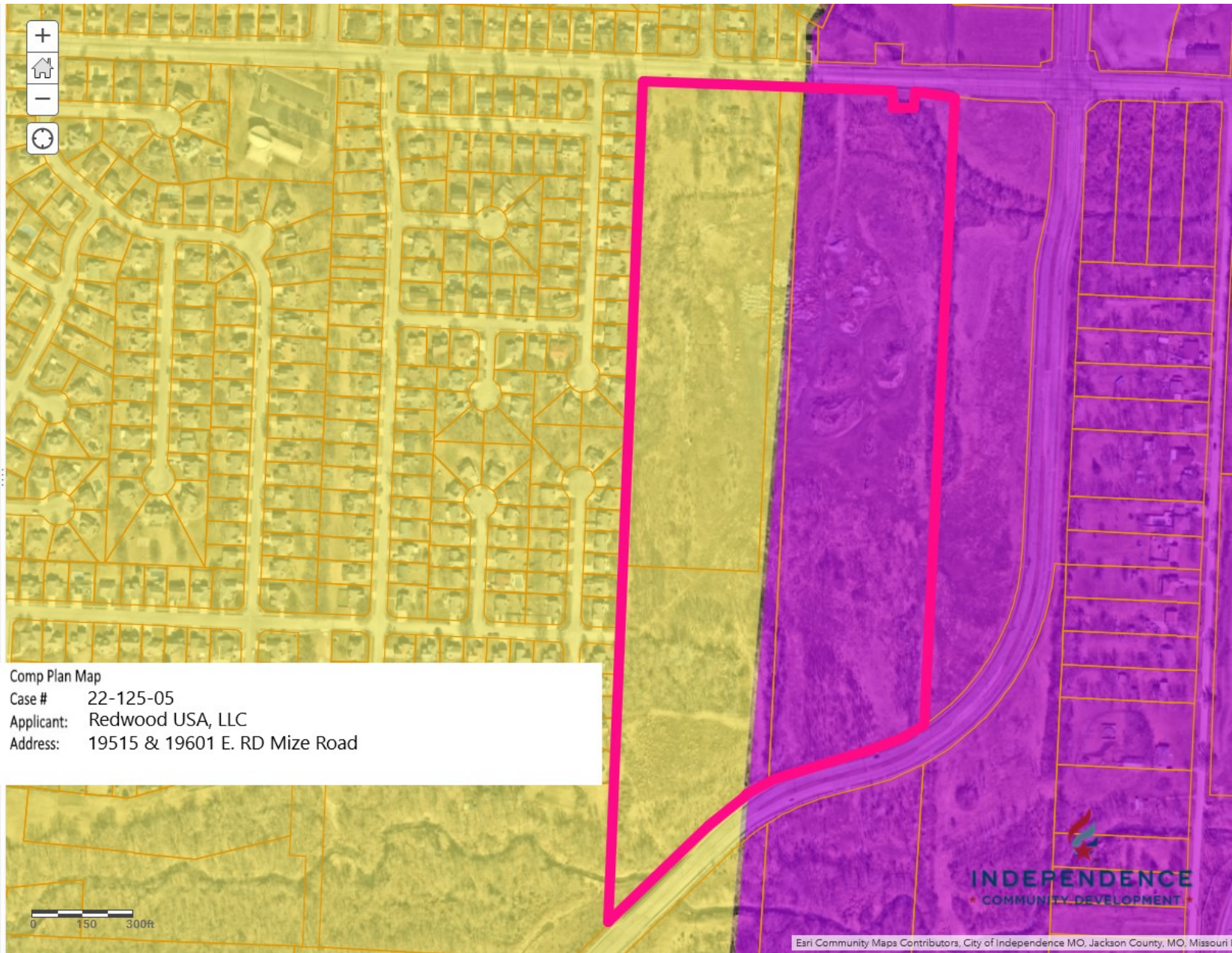
### Parcels



### 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 Attractions & Tourism
- Parks
- Agricultural
- Invalid Rule

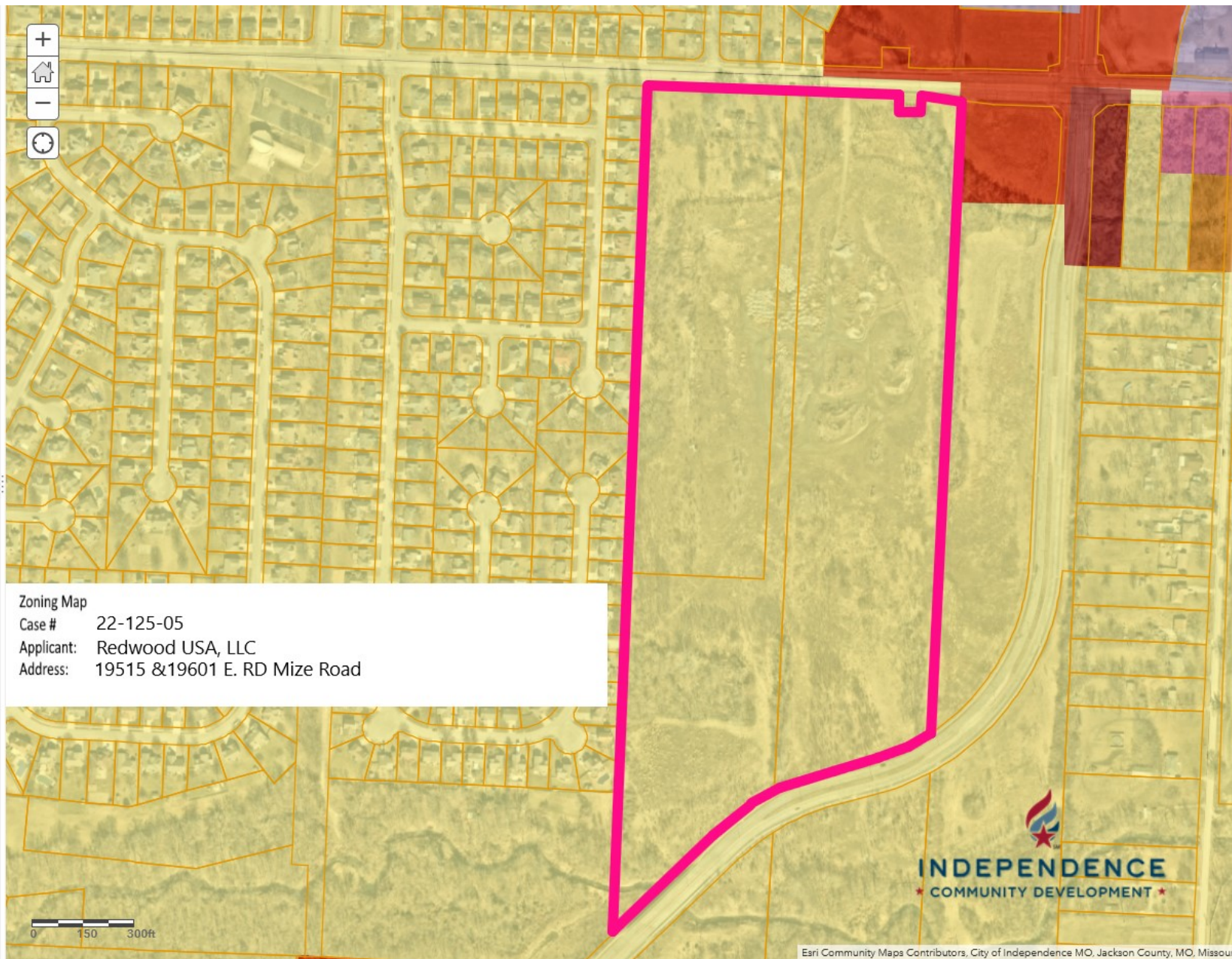
### Municipal Boundaries 2022





## Legend Zoning

- ARTS
- Business Park
- Business Park/PUD
- Light Commercial
- Commercial
- Commercial/Historic Landmark
- Commercial/PUD
- Commercial/Special Character
- Warehouseing
- Drumm Farm District
- Industrial
- Industrial/Historic Landmark
- Industrial Park
- Office
- Office/Planned Unit Development
- Single Family Residential Estate
- Two Family Residential
- Two Family Residential Historic Landmark
- Two Family Residential/PUD
- Moderate Density Residential/PUD
- Single Family Residential Large Lot
- Single Family Res Large Lot/PUD
- High Density Residential/PUD
- Single Family Residential Low Density
- Single Family Residential Low Density/PUD
- Single Family Residential
- Single Family Residential/Historic





# PUD Review Criteria Note Sheet

Recommendations and decisions for proposed planned unit development rezoning and its accompanying preliminary development plan must be based on consideration of the criteria listed in Section 14-703-05-H:

**1. The consistency with the Comprehensive Plan.**

---

---

**2. The consistency with the PUD standards of Section 14-902, including the statement of purpose.**

---

---

**3. The nature and extent of Common Open Space in the PUD.**

---

---

**4. The reliability of the proposals for maintenance and conservation of Common Open Space.**

---

---

**5. The adequacy or inadequacy of the amount and function of Common Open Space in terms of the densities and dwelling types proposed in the plan.**

---

---

**6. The extent to which the proposed use will adversely affect the capacity of safety portions of the street network or present parking problems in the vicinity of the property. Whether adequate provision for public services, provides adequate control over vehicular traffic, and furthers the amenities of light and air, recreation, and visual enjoyment.**

---

---

**7. The extent to which the proposed use will have a substantially adverse effect on adjacent property and the development or conservation of the neighborhood area.**

---

---

**8. Whether potential adverse impacts have been mitigated to the maximum practical extent.**

---

---

**9. Whether the Preliminary Development Plan represents such a unique development proposal that it could not have accomplished through use of (non-PUD) conventional zoning regulations.**

---

---

**10. The sufficiency of the terms and conditions proposed to protect the interest of the public and the residents of the PUD in the case of a plan that proposes development over a period of years.**

---

---

# *City of Independence*

## AGENDA ITEM COVER SHEET

---

### **Agenda Title:**

Case 22-400-05 – Short-Term Rental – 16308 E. 31st Terrace S - A request by Kevin Allgeyer to operate a Short-Term Rental.

### **Department:**

### **Contact Person:**

---

### **REVIEWERS:**

Planning Commission

Approved

---

### **Council Action:**

### **Council Action:**

---

### **ATTACHMENTS:**

- ▣ Staff Report
- ▣ Letter from Applicant
- ▣ Application Packet
- ▣ Notification Letter
- ▣ Notification Affidavit
- ▣ Notification Information
- ▣ Aerial Image
- ▣ Photo
- ▣ Map of nearest STR
- ▣ Fire Inspection

**MEETING DATE:** April 26, 2022

**STAFF:** Stuart Borders, Senior Planner

**PROJECT NAME:** Kevin Allgeyer, Little Buddy, LLC

**CASE NUMBER/REQUEST:** Case 22-400-05 – Short-Term Rental – 16308 E. 31<sup>st</sup> Terrace S.

**PROPERTY ADDRESS:** 16308 E. 31<sup>st</sup> Terrace S.

**APPLICANT/OWNER:** Kevin Allgeyer, Little Buddy, LLC

**PROPERTY MANAGER:** Rob Scarborough

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

**SURROUNDING ZONING/LAND USE:**

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

**PUBLIC NOTICE:**

- Letters to property owners within 185 feet were mailed April 7, 2022
- Notification signs were posted on the property, April 6/7, 2022

**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 these Short-Term Rentals with the following conditions:

1. The Short-Term Rentals 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 to six adults with a combined total of ten persons.
4. The gravel parking area adjacent to the house/driveway cannot be used for guest parking unless it is paved with a hard, all-weather surface (asphalt, concrete).
5. The owner of the rentals will provide means to address immediate emergencies and disturbances on the property.

### PROJECT DESCRIPTION & BACKGROUND INFORMATION

**PROJECT DESCRIPTION:**



Kevin Allgeyer, Little Buddy, LLC, seeks approval of home business permit to operate a short-term rental at 16308 E. 31<sup>st</sup> Terrace S, nicknamed 'Delores' by the owners.

**Current Use:** Single family home  
**Rental Area:** 950 square feet

**Proposed Use:** Short-Term Rental

## ANALYSIS

### BACKGROUND:

This tan, split level house contains 950 square foot and features three bedrooms. It is located east of Lee's Summit Road on 31<sup>st</sup> Terrace. The three-bedroom arrangement will allow for a maximum occupancy of six adults and ten total guests. The applicant will register on Airbnb and another smaller website. Trash service will be provided by Ted's.

A double-wide garage facing 31<sup>st</sup> Terrace is accessed by a roughly 14-foot-wide driveway which extends 40 feet from the street to the house which can provide off-street parking for four to five cars in total. The gravel area east of the house cannot be used as customer parking unless it is paved.

Loud/Unruly Guests/Complaints/Security – Airbnb guests are vetted, and the owner has the right to deny a stay for any reason. The Allgeyer's will use a property manager, who lives in Smithville, but manages several other properties in Independence, to oversee the site.

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. Applicant's letter
2. Application
3. Notification letter
4. Mailing affidavit
5. Address list
6. Aerial image
7. Photograph of the house
8. Nearest Short Term Rental Map
9. Fire Department Inspection

## Short Term Rental

16308 E 31<sup>st</sup> Terr. S Indep. MO 64055

- 3 bedrooms
- Sleeps 8
- Sq foot 950
- Parking Spots Full driveway and 2 spots on gravel on side yard=6 and a garage that holds 2
- Trash Service from Ted's
- Safety Items in place- fire extinguisher, first aid kit, and exit map
- Will be listed on AirBnB
- Unruly guests will be notified and if not rectified the police will be called. The neighbors have our contact info.
- Our AirBnb manager will be contacted with any problems.
- Our AirBnb manager has hosted over 900 guest and a "super host" so he will do it.
- The property manager is Rob Scarborough 816-263-0849



## Planning & Zoning Application Form

Staff Use Only	
Case Number:	22-400-03
PC/BOA Meeting:	4/12/22
City Council Dates:	

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

### Project Information and Location

Project Name: Delores

Project Address/Location: 1630B E 31st Terr. S. Indep MO 64055

Sq. Ft. of Building: 950 Acreage: 1/4 Number of Lots/Tracts: 1 Steam Buffer (Yes or No): Air BnB

Existing Zoning: Residential Proposed Zoning: Air BnB Existing Land Use: — Proposed Land Use: Air BnB

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

<input checked="" type="checkbox"/> Completed & Signed Application Form	<input type="checkbox"/> Plat Map, Development Plan, or Other Map (24" x 36" & 8.5" x 11" hard copy, and electronic copy)
<input checked="" type="checkbox"/> Application Fee	<input type="checkbox"/> Legal Description of the property in question
<input type="checkbox"/> Cover Letter Describing Details of Project	

### Contact Information

Applicant	Owner
Name: <u>Kevin Aligeyer</u>	Name: _____
Company: <u>Little Buddy LLC</u>	Company: _____
Address: <u>616 NE Fairington Ct L.S. 64055</u>	Address: _____
Phone: <u>816-674-5319</u>	Phone: _____
E-mail: <u>Kevin@businesshop.com</u>	E-mail: _____

### Architect/Engineer/Surveyor/Other:

Name: \_\_\_\_\_

Company: \_\_\_\_\_

Address: \_\_\_\_\_

Phone: \_\_\_\_\_

E-mail: \_\_\_\_\_

### Architect/Engineer/Surveyor/Other:

Name: \_\_\_\_\_

Company: \_\_\_\_\_

Address: \_\_\_\_\_

Phone: \_\_\_\_\_

E-mail: \_\_\_\_\_

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

Applicant's Signature

Date

Owner's Signature

Date

\*\*\*\* DUPLICATE \*\*\*\*

# City of Independence

CityHall

Date: 3/11/2022 12:37 PM

ID: counter

Batch: 27191

Trans #: 4

Batch Date: 3/11/2022

4 09452047

Receipt:

Acct:

Name: Kevin Allgeyer

Planning & Zoning

CRC

\$350.00

\$350.00

Total Paid:

\$350.00

Thank you for your payment.

Have a nice day!

[www.ci.independence.mo.us](http://www.ci.independence.mo.us)

816-325-7930

\*\*\*\* DUPLICATE \*\*\*\*





PROPERTY OWNER NOTIFICATION LETTER  
For a Short-Term Rental Business

Date: April 7, 2022

Case Number: 22-400-05

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: 16308 E. 31<sup>st</sup> Terrace S.

Maximum occupancy: 8

Number of bedrooms used: 3

PROPERTY OWNER/APPLICANT:

Kevin Allgeyer, Little Buddy, LLC

Phone: 816-674-5319

E-Mail: [kevin@businessbp.com](mailto:kevin@businessbp.com)

Planning Commission date and time of hearing: April 26, 2022, at 6:00 p.m., in the Independence City Hall Council Chambers (lower level, north entrance) 111 E. Maple Avenue

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.

*Stuart Borders*

Community Development

# Property Owner Notification Affidavit

STATE OF MISSOURI

COUNTY OF JACKSON

Case No. 22-400-05

I, Miranda Rice, 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 7th day of April, 2022.

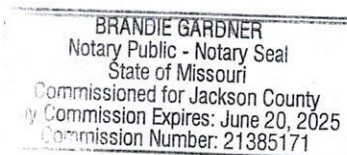
Miranda L. Rice

Signature of Agent, Owner or Attorney

Subscribed and sworn to before me this 7th day of April, 2022.

Brandie Gardner

Notary Public

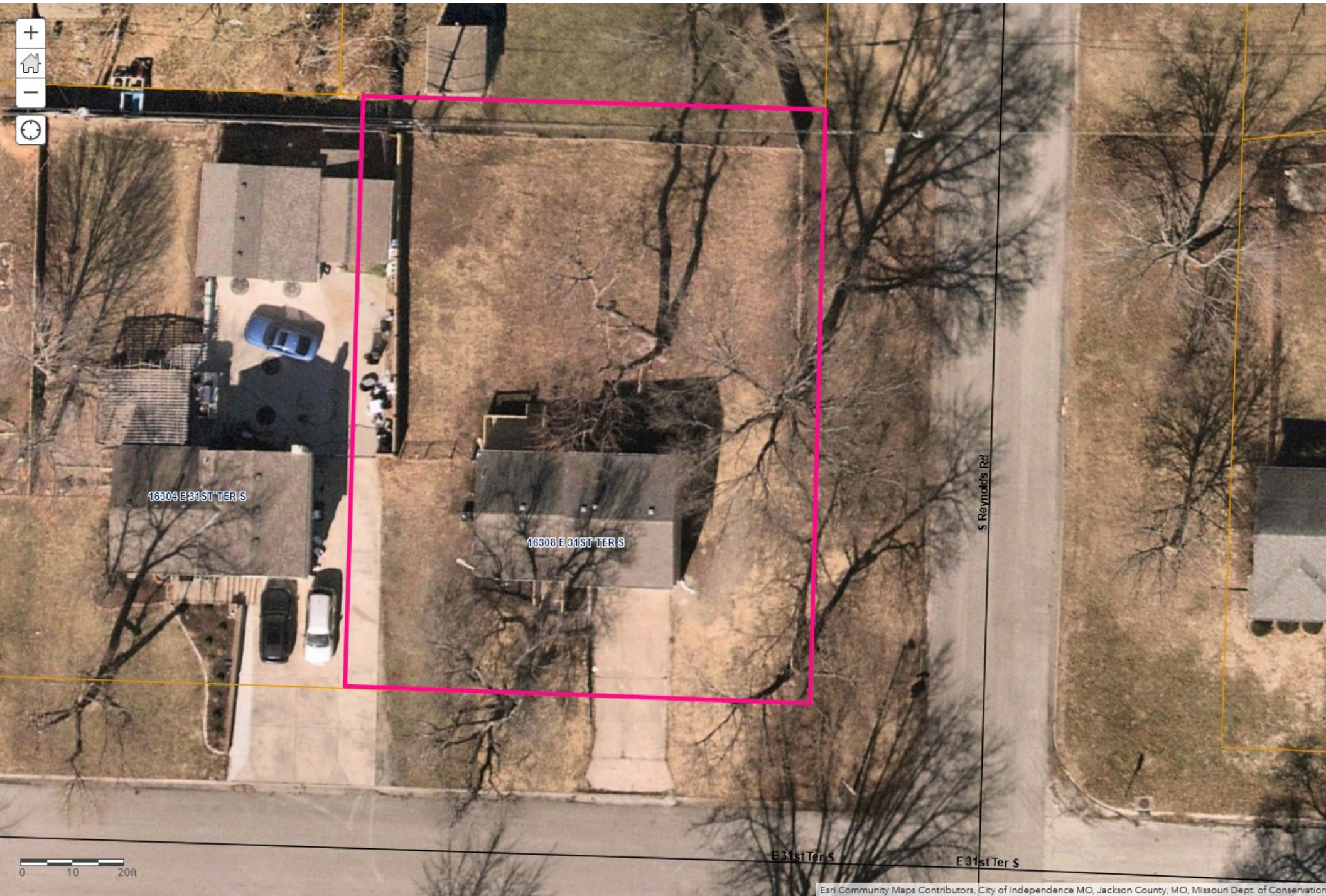
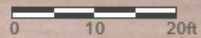


June 20, 2025

Commission Expiration Date

Name	Address	City	State	Zip
Valerie Coleman	16300 E. 31st Street S.	Independence	MO	64055
The Mary Boyd Trust	P. O. Box 820	Kilauea	HI	96754
Michael/Misti O'Neal	16308 E. 31st Street S.	Independence	MO	64055
Jason Coffman	16312 E. 31st Street S.	Independence	MO	64055
Monica Madden	16401 E. 31st Street S.	Independence	MO	64055
Rebecca Kintz	16405 E. 31st Street S.	Independence	MO	64055
David Poe	16400 E. 31st Terrace S.	Independence	MO	64055
Paul Simmons	16404 E. 31st Terrace S.	Independence	MO	64055
Richard/Laure Longenecker	16405 E. 31st Terrace S.	Independence	MO	64055
Jerod Westfall	16401 E. 31st Terrace S.	Independence	MO	64055
Koda Bertoldie	16309 E. 31st Terrace S.	Independence	MO	64055
William Lopez Jr.	16308 E 32nd Street S.	Independence	MO	64055
William/Gerald Roberts	16304 E. 32nd Street S.	Independence	MO	64055
Conrex ML SMA 2019-01 Operating Co.	1505 King Street, Ext Ste 100	North Charleston	SC	29405
Joshua Graham	16217 E 31st Terrace S.	Independence	MO	64055
Leticia Guzman	16304 E. 31st Terrace S.	Independence	MO	64055
Robert/Deborah Page	16300 E. 31st Terrace S.	Independence	MO	64055
Matt/Heather Bumgardner	16300E 31st Terrace S.	Independence	MO	64055
Richard/Donna Cook	16213 E. 31st Street S.	Independence	MO	64055
Mary Ann Magel	16301 E. 31st Street S.	Independence	MO	64055
John Landis	16305 E. 31st Street S.	Independence	MO	64055
Jason Freeman	3100 S. Reynolds Road	Independence	MO	64055









04/06/2022





Search result ✕

16308 E 31ST TER S

[Show more results](#)

[Add to Map Notes](#) ▼





Independence Fire Department  
950 North Spring St.  
Independence, MO 64050  
816-325-7121



Thursday, 14 April, 2022

Attn: Betsy Allgeyer  
Kevin and Betsy Allgeyer \*\*\*\*\* SHORT TERM  
RENTAL \*\*\*\*\*  
16308 E 31st Terr S  
Independence, MO 64055

Property Address:  
Kevin and Betsy Allgeyer \*\*\*\*\* SHORT TERM  
RENTAL \*\*\*\*\*  
16308 E 31st Terr S  
Independence, MO 64055

Re: Initial - Short Term Rental on April 14 2022

**Congratulations, your business has satisfactorily completed and passed the Initial Short Term Rental Fire and Life Safety Inspection. The Independence Missouri Fire Department would like to take this time to thank you for making fire safety a priority.**

Upon satisfactory completion and signing off of all inspections by all required City Departments, your City of Independence, Missouri Business License will be sent to the business owner to be displayed within the occupancy.

*Note: Records of inspection reports are maintained by the Fire Prevention Bureau of the City of Independence, Missouri Fire Department and are part of the public record requirements of the State of Missouri. It is possible that information contained in these reports in addition to your failure to correct any noted fire code violations may be used against you in civil and/or criminal proceedings in the event of an incident related to any such violation. These records may also be accessed by your insurance carrier.*

Inspector:



Fire Inspector Robert Frazier

rfrazier@indepmo.org  
816-325-7134

Property Representative:



Betsy Allgeyer



**Violation/Information Page(s)**

---

General Inspection Information

---

**Are address numbers plainly visible and legible from the street and in contrast with the background?**

Pass

**Is the way to the exit obvious and unobstructed?**

Pass

**Is there a map identifying escape routes posted in each guest room?**

Pass

**Is emergency contact information for the owner or manager posted in each guest room?**

Pass

**Is a new or properly tagged, minimum 2A10BC portable fire extinguisher mounted on a bracket in plain view and near an exit?**

Pass

**Are functioning smoke detectors present in each bedroom and common area?**

Pass

**Are child proofed electrical outlets or electrical outlet protectors installed in any unused outlet?**

Pass

**Is a functioning carbon monoxide detector present?**

Pass

**Are heating and refrigeration units maintained with proper 36" clearance from combustibles?**

Pass

**Is the hot water heater equipped with a relief valve and a drain line that extends between 6 to 24 from the floor?**

Pass

**Are breaker/fuse boxes accessible and maintained with 30 inches in width, 36 inches depth and 78 inches in height of clear space in front of the panel with breakers free to operate?**

Pass

---