



INDEPENDENCE

★ COMMUNITY DEVELOPMENT ★

Planning Commission Agenda

Tuesday, January 23, 2024, at 6:00 p.m.

City Hall, 111 E. Maple Avenue (Ground Floor), Council Chambers

CALL TO ORDER

ROLL CALL

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.

1. **Planning Commission Minutes – January 9, 2024**
2. **Case 24-600-02 – Special Sign Permit – 3411 S. Noland Road** – A request by Jason Skock with Walmart for approval of a Special Sign Permit.

CASE TO BE CONTINUED – Staff recommends this case be continued to the February 27, 2024 meeting.

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

PUBLIC HEARINGS

3. **Case 24-100-02 – Rezoning – 625 N. Lakeview Avenue** – A request by Jesse Herfel to rezone the property from R-12 (Two-Family Residential) and R-30/PUD (High-Density Residential) to R-6 (Single-Family Residential)
4. **Case 24-100-03– Rezoning – 9800 E. US 40 Highway** – A request by Capital Growth Buckhalter to rezone the property from C-2 (General Commercial) and R-6 (Single-Family Residential) to C-2 (General Commercial).
5. **Case 24-100-04 – Rezoning – 1220 Dickinson Road** – A request by Marvin Mendoza to rezone the property from R-18/PUD (High Density Residential/Planned Unit Development) to R-6 (Single-Family Residential).

6. **Case 24-100-06 – Rezoning – M-78 Highway & Little Blue Parkway** – A request by NorthPoint Development to rezone the property at the southeast corner of M-78 Highway and Little Blue Parkway from B-P/PUD (Business Park/Planned Unit Development) and C-2/PUD (General Commercial/Planned Unit Development) to I-1 (Industrial).

7. **Case 24-125-02 – Rezoning/PUD – M-78 Highway & Little Blue Parkway** – A request by Chris Chancellor with NorthPoint Development to rezone the property from BP/PUD (Business Park/Planned Unit Development) and C-2 (General Commercial) to BP/PUD (Business Park/Planned Unit Development) and approving a preliminary development plan.

ROUNDTABLE – Next meeting February 13, 2024

ADJOURN