

ATTACHMENT 1: PROPERTY DESCRIPTION

Description:

The North 120 acres of the Southeast Quarter of Section 17, Township 42, Range 31, all in Jackson County, Missouri, EXCEPT that part in roads and EXCEPT the following described tract:

All that part of the Southeast Quarter of Section 17 and the Southwest Quarter of Section. 16, Township 50 N, Range 31 W, in Jackson County, Missouri, described as follows:

Commencing at the Southwest corner of said Section 16; thence North 0 degrees 19 minutes 39 seconds West along the West line of said Southwest Quarter, 432.87 feet, to the true Point of Beginning; thence continuing North 0 degrees 19 minutes 39 seconds West, 226.06 feet to the Southeast corner of the North 120 acres of the Southeast Quarter of said Section 17; thence South 89 degrees 36 minutes 37 seconds West along the South line of said N 120 acres, 429.32 feet; thence North 0 degrees 00 minutes 00" East, 445.42 feet; thence North 89 degrees 52 minutes 40 seconds West, 105.59 feet; thence North 0 degrees 25 minutes 20 seconds West, 106.69 feet; thence South 88 degrees 41 minutes 54 seconds East, 156.42 feet; thence South 0 degrees 00 minutes 00 seconds West, 498.79 feet; thence North 89 degrees 36 minutes 37 seconds East, 429.03 feet; thence South 0 degrees 19 minutes 39 seconds East, 226.06 feet; thence North 90 degrees 00 minutes 00 seconds East, 1693.93 feet; thence North 87 degrees 40 minutes 27 seconds East, 230.89 feet, to a point on the Westerly right-of-way line of Blue Mills Road (40.00 feet from the centerline thereof); thence South 17 degrees 13 minutes 40 seconds West along said Westerly right-of-way line, 53.01 feet; thence South 87 degrees 40 minutes 27 seconds West along the North line of Lot 1, MARY'S PROSPECT, a subdivision of land in Jackson County, Missouri, according to the recorded plat thereof, 215.17 feet to the Northwest corner of said Lot 1; thence South 90 degrees 00 minutes 00 seconds West, 1743.64 feet, to the true Point of Beginning.

RZ-2025-693

ATTACHMENT 2: ZONING SUPPORT DOCUMENTATION

Attachments

Staff Report for March 20, 2025, Plan Commission Meeting

 Zoning map of surrounding area

 Zoning map of surrounding area

 Names and addresses of surrounding property owners

 Letter to surrounding property owners

 Application

 Aerial of location

 Letter from the City of Independence regarding water and sanitary sewer services

 Notice of Contract between owner and applicant

Meeting Minutes of March 20, 2025, Plan Commission Meeting

Revised Preliminary Plat of Union Ridge

Revised Traffic Impact Study

Staff Report for May 15, 2025, Plan Commission Meeting

 Staff comments regarding Traffic Impact Study

Meeting Minutes of May 15, 2025, Plan Commission Meeting