

STAFF REPORT

PLAN COMMISSION

March 20, 2025

RE: RZ-2025-693

- Applicant:** Kansas LD, LLC
Diocese of KC & St. Joseph Real Estate Trust
- Location:** Section 17, Township 50, Range 31
- Area:** 117.00 ± acres
- Request:** Change of zoning from District AG (Agricultural) to District RU (Residential Urban-Planned)
- Purpose:** The purpose is to create a 230 single-family residential lots.

Current Land Use and Zoning in the Area:

The zoning in the area is Agricultural and Residential. Land use is single family homes and agricultural tracts.

The Comprehensive Plan was adopted by the County Legislature in 2012.

This area is identified as an Urban Service Area in the County Development Plan (Building A Vision Together) and is an appropriate area for urban level growth.

Full services are required within the Urban Development Tier.

The City of Independence currently provides water and sanitary sewer service to this area. The City has provided a letter stating they will accept the role of serving and maintaining those services for this project. The Little Blue Valley Sewer District's Lazy Branch interceptor line runs across the East side of the property.

A traffic study was submitted and is under review.

The Lazy Branch Creek is subject to Chapter 241 of the County Code. A 150 foot No Build Zone will be shown on each side of the creek. These areas are within the Open Space tracts.

It should be noted that to requirements for the open space fall within the guidelines for a Planned zoning.

Open space is shown in the amount of 56.00 ± acres. The minimum requirement of 15% would be 17.47 ± acres.

The open space allows for a reduction of lot sizes from the minimum 7,500 square feet. They are asking for some lots to be a minimum of 6,500 square feet.

The minimum side setback for District RU is 8 feet.
The Planned zoning allows for some reduction in the side setbacks.

Table 240.32 (see attachment)

The minimum frontage for District RU is 60 feet.
The proposed plan illustrates a number of lots with a width of 50 feet.
Planned zoning allows for a reduction in lot size and setbacks. It does not address a reduction of lot widths.

Lot 143 has a 10 foot drainage and utility easement along the south line and a 15 foot sanitary sewer easement along the north line. That would leave only a 25 foot wide area for a dwelling.

24006.8.b.5 Single Family Lots requires that the minimum yard requirements shall be increased to 30 feet from any lot or parcel that boundary which abuts an Arterial or Collector street along the side or rear property line.

Salem Drive will be designed, constructed and function as a Collector street.

This would affect Lots 56, 57, 71, 72 176 and 227.

This area is within the Fort Osage School District, and the Fort Osage Fire Protection District.

The County Engineering Division has been reviewing the proposed construction plans. They will work with the City on the design and construction of the improvements. This would include the necessary easements for those systems as well as any detention/retention for storm water.

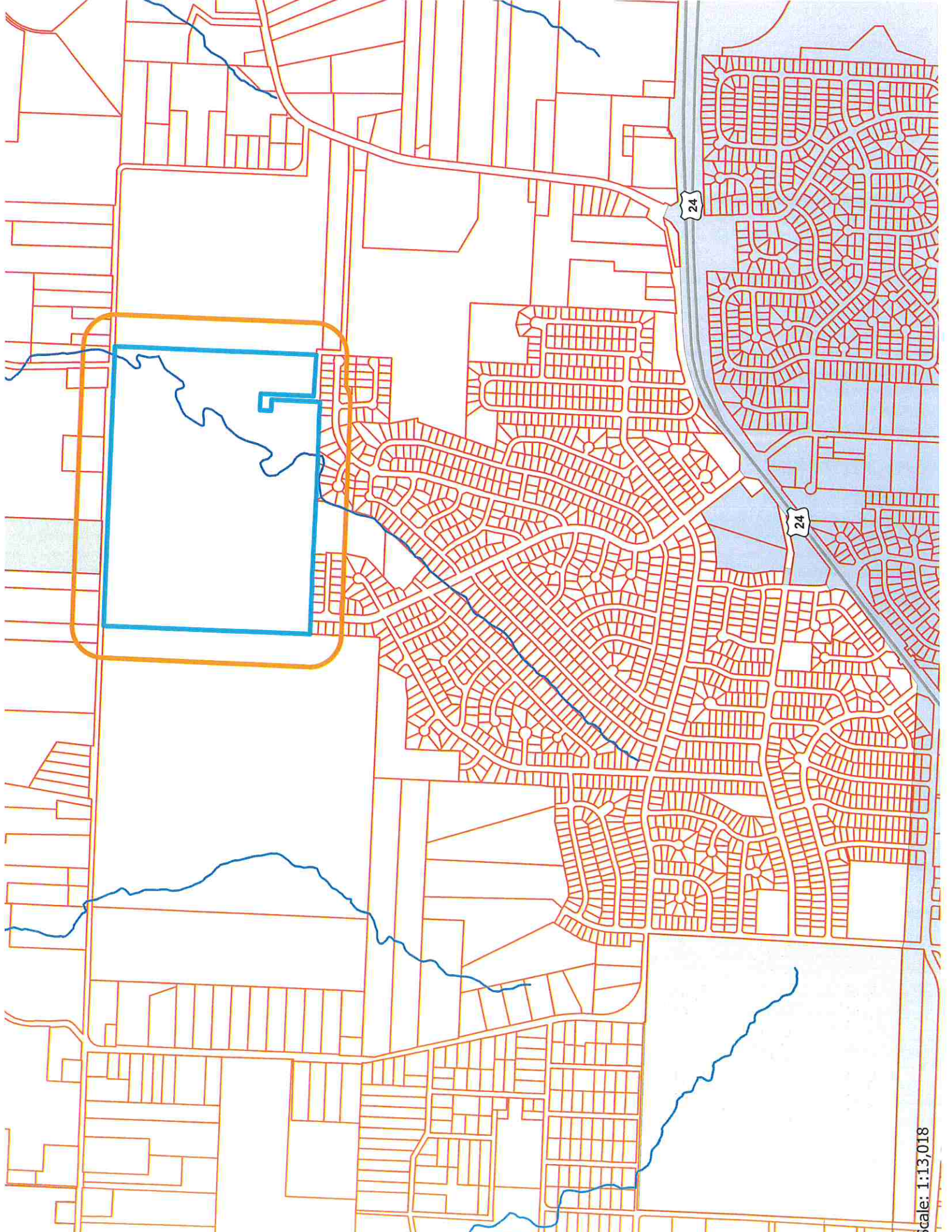
Any permits required for land disturbance from Missouri Department of Natural Resources will need to be secured prior to construction.

The project would be developed in at least two phases.

Recommendation:

Respectfully submitted,

Jackson County Public Works
Development Division
Randy Diehl, Administrator



RZ-2025-693

Property Owners Within 300 feet

parcel	owner	address	city	state	zip
10-700-03-30-02-0-00-000	CATHOLIC DIOCESE OF KC & ST JO	20 W 9TH ST	KANSAS CITY	MO	64105
10-700-03-30-03-0-00-000	CIVIL WAR ROUNDTABLE OF WESTERN MO	PO BOX 3019	INDEPENDENCE	MO	64055
10-800-02-12-00-0-00-000	CASTRO BRANDON	18712 E UNION SCHOOL RD	INDEPENDENCE	MO	64058
10-800-01-08-00-0-00-000	STOLL RODNEY L & BRENDA L	19500 E UNION SCHOOL RD	INDEPENDENCE	MO	64058
10-700-02-12-00-0-00-000	RINACKE HARRY L & WANDA L TR	19608 E UNION SCHOOL RD	INDEPENDENCE	MO	64058
10-800-01-03-00-0-00-000	COATS JOHN F & REGINA	18902 E UNION SCHOOL RD	INDEPENDENCE	MO	64058
10-700-02-20-00-0-00-000	SKELTON BOBBY D JR & HUGGINS SKELTON ELELANOR	19608 E YOCUM RD	INDEPENDENCE	MO	64058
10-800-01-02-00-0-00-000	WALKER LOWELL D & JUDITH A	18808 E UNION SCHOOL RD	INDEPENDENCE	MO	64058
10-800-01-17-00-0-00-000	FRIEND KENNY L JR	2611 N UNION SCHOOL RD	INDEPENDENCE	MO	64058
10-840-01-01-01-0-00-000	CATHOLIC DIOCESE OF KC & ST JO	20 W 9TH ST	KANSAS CITY	MO	64105
10-800-03-01-00-0-00-000	WREN FARMS INC	9918 NE VROOMAN DR	KANSAS CITY	MO	64161
10-800-02-11-00-0-00-000	ROYAL EDWARD T & EVELYN	18602 E UNION SCHOOL RD	INDEPENDENCE	MO	64058
10-800-01-18-00-0-00-000	MOORE DENNIS K & JENNIFER R	35101 E NEIL CHILES RD	BUCKNER	MO	64016
10-700-02-10-00-0-00-000	STOUFER DENNY & BETTY M	19602 E YOCUM RD	INDEPENDENCE	MO	64058
10-800-01-16-00-0-00-000	AUDUBON MATERIALS LLC	15100 E COURTNEY ATHERTON RD	SUGAR CREEK	MO	64058
10-800-01-19-00-0-00-000	MOORE DENNIS K & JENNIFER R	35101 E NEIL CHILES RD	BUCKNER	MO	64016
10-840-02-05-00-0-00-000	GARCIA JOSEPH F & JEAN M	18908 E 22ND TER NORTH	INDEPENDENCE	MO	64058
10-840-07-14-00-0-00-000	DYE MARK M & REBECCA M	19202 E COLONY ST	INDEPENDENCE	MO	64058
10-840-02-06-00-0-00-000	BISBY ROGER R & ANITA K	18910 E 22ND TER	INDEPENDENCE	MO	64058
10-840-07-16-00-0-00-000	CORRELL RYAN J	19206 E COLONY CT	INDEPENDENCE	MO	64058
10-840-04-03-00-0-00-000	WADE DINNA N	18909 E 22ND TER N	INDEPENDENCE	MO	64058
10-840-02-02-00-0-00-000	FERRIN MICHAEL E JR & TRACY A	18900 E 22ND TER N	INDEPENDENCE	MO	64058
10-840-04-06-00-0-00-000	TALIMATASI KENDRA M	18901 E 22ND TER N	INDEPENDENCE	MO	64058
10-840-02-07-00-0-00-000	HEATOR CRAIG S	18912 E 22ND TER N	INDEPENDENCE	MO	64058
10-840-03-03-00-0-00-000	FRECHIN SEAN E & JENNIFER L	2216 N SALEM DR	INDEPENDENCE	MO	64058
10-840-04-05-00-0-00-000	STEWART MYRA M	18903 E 22ND N TER	INDEPENDENCE	MO	64058
10-840-03-04-00-0-00-000	REYNOLDS JACK D & GLENNA M	2214 N SALEM DR	INDEPENDENCE	MO	64058
10-840-02-01-00-0-00-000	SCHWALGER PATRICIA	18808 E 22ND TER N	INDEPENDENCE	MO	64058
10-840-04-16-00-0-00-000	CPTARMAN REVOCABLE TRUST	2212 PONCA DR	INDEPENDENCE	MO	64058
10-840-07-13-00-0-00-000	RODRIGUEZ FERNANDO JR & SHANNON S	19201 E COLONY CT	INDEPENDENCE	MO	64058

10-840-01-02-01-0-00-000	QKI LLC	410 SW 7 HWY	MO	64014
10-840-07-15-00-0-00-000	ROBINSON TONYA	19204 E COLONY CT	MO	64058
10-840-04-01-00-0-00-000	DEAN GARY W	19001 E 22ND TER N	MO	64058
10-840-07-18-00-0-00-000	ROBINSON THOMAS L & SUSAN L	19210 E COLONY CRT	MO	64058
10-840-07-19-00-0-00-000	SKINNER THIOMAS A & PATRICIA L	19300 E COLONY CRT	MO	64058
10-840-05-07-00-0-00-000	KIDWELL RICHARD L	19305 COLONY LN	MO	64058
10-840-07-12-00-0-00-000	HASH ANGELA K	19203 E COLONY CT	MO	64058
10-840-04-07-00-0-00-000	KING KATHI S	2215 N SALEM DR	MO	64058
10-840-04-14-00-0-00-000	DIXON GARY A	2208 N PONCA DR	MO	64058
10-840-04-08-00-0-00-000	GORSH ALAN R	2213 N SALEM DR	MO	64058
10-840-07-09-00-0-00-000	DOVER ROBERT L & JANET L	19211 COLONY CRT	MO	64058
10-840-03-05-00-0-00-000	BALL ANITA	2212 SALEM DR	MO	64058
10-840-07-20-00-0-00-000	KENDALL WILLIAM C JR-TR	19306 COLONY LN	MO	64058
10-840-07-21-00-0-00-000	HUMM MICHAEL J & GEORGE BECKY M	19308 COLONY LN	MO	64058
10-840-03-02-00-0-00-000	TWENTE DIANN	2218 N SALEM DR	MO	64058
10-840-04-15-00-0-00-000	STUART JOEL	2210 N PONCA DR	MO	64058
10-840-04-02-00-0-00-000	HAEN KENNETH J	18911 E 22ND TER	MO	64058
10-840-07-29-00-0-00-000	CHRISTMAN-CASH MICHELE L	19506 E COLONY LN	MO	64058
10-840-04-04-00-0-00-000	HUNTER SHERRY	18907 E 22ND TERR NORTH	MO	64058
10-840-07-10-00-0-00-000	MARTIN TREY	19207 E COLONY CT	MO	64058
10-840-07-11-00-0-00-000	WOODS WENDY	19205 E COLONY CT	MO	64058
10-840-07-28-00-0-00-000	THE CROWDER FAMILY TRUST	19504 E COLONY LN	MO	64058
10-840-08-05-00-0-00-000	MUSSER BRYANT W & MCKENZIE E	2804 W DRIVE	IA	52325
10-840-05-22-00-0-00-000	PREWITT ROBERT L	19307 E COLONY LN	MO	64058
10-840-05-10-00-0-00-000	FORD PAUL W & SANDRA E	2208 WOODSBURY RD	MO	64058
10-840-07-25-00-0-00-000	NAVARRO KEITH	19406 E COLONY LN	MO	64058
10-840-08-03-00-0-00-000	HOPKINS ROBERT D & NANCY J	19505 E COLONY LN	MO	64058
10-840-07-22-00-0-00-000	SCOTT KALIEF & LASHONDA	19400 E COLONY LN	MO	64058
10-840-07-27-00-0-00-000	SMITH JAMES & HEATHER	19502 E COLONY LN	MO	64058
10-840-08-04-00-0-00-000	RICHARDSON NORMAN W & JUDITH A	19503 E COLONY LN	MO	64058
10-840-02-04-00-0-00-000	OSBORNE MARILEE	18906 E 22ND TER N	MO	64058
10-840-04-17-00-0-00-000	YEAGER MARK DOUGLAS & TERRESSA S	2211 N PONCA DR	MO	64058
10-840-07-17-00-0-00-000	PLACE GENE R & MELISSA D	19208 E COLONY CT	MO	64058
10-840-02-03-00-0-00-000	MORROW CHRISTOPHER C & DEBORAH L	18902 N 22ND TER	MO	64058
10-840-03-01-00-0-00-000	WOOD BRYAN D	2220 N SALEM DR	MO	64058

10-840-07-23-00-0-00-000	CROWDER LONNIE R & CARRIE E	19402 COLONY LN	INDEPENDENCE	MO	64058
10-840-07-30-00-0-00-000	BARNARD DANA MARIE	19508 E COLONY LN	INDEPENDENCE	MO	64058
10-840-07-26-00-0-00-000	ALLIGOOD NANCY I	19500 E COLONY LN	INDEPENDENCE	MO	64058
10-840-08-13-00-0-00-000	HINES JOSHUA & MICHELLE	19405 E COLONY LN	INDEPENDENCE	MO	64058
10-840-07-24-00-0-00-000	WILLIAMS MARLON & ASHLEY	19404 E COLONY LN	INDEPENDENCE	MO	64058
10-840-08-01-00-0-00-000	DIALOISO ANTHONY T	19509 E COLONY LN	INDEPENDENCE	MO	64058
10-840-08-02-00-0-00-000	JEFFRIES KEVIN W & KARLI L	19507 E COLONY LN	INDEPENDENCE	MO	64058



JACKSON COUNTY Public Works Department

Jackson County Technology Center
303 West Walnut Street
Independence, Missouri 64050
jacksongov.org

(816) 881-4530
Fax: (816) 881-4448

March 5, 2025

RE: Public Hearing: RZ-2025-693
Kansas LD, LLC

Dear Property Owner:

You are hereby invited to participate in a public hearing to be held by the Jackson County Plan Commission on a request by Kansas LD, LLC for a change of zoning from District AG (Agricultural) on 117 ± acres to District RU (Residential Urban). The purpose is to create a 230-lot subdivision north of Salem East, between Salem Drive and Union School & Yocum Roads.

Please note that this request for a change of zoning affects only the property mentioned above. Adjacent properties will not be affected by the change of zoning. Taxes are based on the land use of a property not the zoning.

You are being notified pursuant to 24003.5 Chapter 240 (Unified Development Code) of the Jackson County Code, as being an adjacent property within 300' of the subject property.

The public hearing on this matter will be held by the Plan Commission on Thursday, March 20, 2025, at 8:30 a.m. in the Large Conference Room, 2nd Floor, Historic Truman Courthouse, 112 W. Lexington, Independence, MO.

If you know of any interested party who may not have received a copy of this letter, it would be appreciated if you would inform them of the time and place of the hearing.

If you have any questions concerning this matter, please contact the Development Division at 881-4577.

Sincerely,

A handwritten signature in blue ink, appearing to read "Randy Diehl".

Jackson County Public Works
Development Division
Randy Diehl, Administrator

Frank White, Jr., County Executive

**JACKSON COUNTY, MISSOURI
APPLICATION FOR CHANGE OF ZONING**

APPLICANT INFORMATION:

1. Application must be filed with the Jackson County Planning and Development Division, 303 W. Walnut, Independence, Missouri 64050 by the date on the Plan Commission Calendar.
2. Application must be typed or printed in a legible manner.
3. All applicable sections must be completed. If you need more space to provide information, please use separate 8 1/2"x11" paper, reference the application number and attach it to the application. Incomplete applications will not be accepted and will be returned to the applicant.
4. Attach application for subdivision approval, consistent with the requirements of UDC Section 24003.10, as may be required.
5. The filing fee (non-refundable) must accompany application.
(Check payable to: Manager of Finance)
\$350.00 – Change of Zoning to Residential
\$500.00 – Change of Zoning to Commercial or Industrial

TO BE COMPLETED BY OFFICE PERSONNEL ONLY:

Rezoning Case Number RZ- 2025-687 693

Date filed _____ Date of hearing _____

Date advertised _____ Date property owners notified _____

Date signs posted _____

Hearings: Heard by _____ Date _____ Decision _____

 Heard by _____ Date _____ Decision _____

 Heard by _____ Date _____ Decision _____

BEGIN APPLICATION HERE:

1. **Data on Applicant(s) and Owner(s):**
 - a. Applicant(s) Name: Kansas LD, LLC, Derek Kennedy, Manager
Address: 4058 N. College Ave. , Ste. 300
Fayetteville, AR 72703
Phone: 913-249-8805
 - b. Owner(s) Name: CATHOLIC DIOCESE OF KC & ST JOSEPH REAL ESTATE TRUST
Address: 20 W 9th Street, Kansas City, MO 64105
Phone: _____
 - c. Agent(s) Name: Kansas LD, LLC, Derek Kennedy, Manager

Address: 4058 N. College Ave. , Ste. 300 Fayetteville, AR 72703

Phone: 913-249-8805

d. Applicant's interest in Property: Contract purchaser

2. General location (Road Name) Union School Road and Salem Drive

3. Present Zoning AG Requested Zoning RU

4. AREA (sq. ft. / acres) 5,137,902 sf/117.95 ac

5. Legal Description of Property: (Write Below or Attached 9)
Attached

6. Present Use of Property: Agriculture

7. Proposed Use of Property: Single Family Residential

8. Proposed Time Schedule for Development: 2025

9. What effect will your proposed development have on the surrounding properties?
Same land use so no effect

10. Is any portion of the property within the established flood plain as shown on the FEMA Flood Boundary Map? Yes See plan

If so, will any improvements be made to the property which will increase or decrease the elevation? No change in flood area

11. Describe the source/method which provides the following services, and what effect the development will have on same:

a. Water Existing Public Water along Roads adjacent to the site

b. Sewage disposal Existing Public Sewer on site

c. Electricity Existing Electric along Roads adjacent to the site

d. Fire and Police protection County

12. Describe existing road width and condition: Approximately 21', Good

13. What effect will proposed development have on existing road and traffic conditions? See traffic study

14. Are any state, federal, or other public agencies approvals or permits required for the proposed development? See attached

If so, describe giving dates of application and status (include permit numbers and copies of same, if issued): See attached

Verification: I (We) hereby certify that all of the foregoing statements contained in any papers and/or plans submitted herewith are true to the best of my (our) knowledge and belief.

Signature	Date
Property Owner(s) <u><i>[Signature]</i></u>	<u>10/29/24</u>
Applicant(s): <u><i>[Signature]</i></u>	<u>10/30/24</u>
<u>Kansas LD, LLC</u>	
Contract Purchaser(s): <u>Same as Applicant</u>	

STATE OF OKLAHOMA
COUNTY OF OKLAHOMA

On this 30th day of October, in the year of 2024, before me the undersigned notary public, personally appeared Derek Kennedy

known to me to be the person(s) whose names(s) is/are subscribed to the within instrument and acknowledged that he/she/they executed the same for the purposes therein contained.
In witness whereof, I hereunto set my hand and official seal.

Notary Public *[Signature]* Commission Expires 2/18/26



The LEGAL OWNER(s) of the property must be signatory to this application.
Applications will not be accepted to move forward without the proper signatories.
Verification of ownership will be made using the Tax Rolls and the Recorder of Deeds database.

Verification: I (We) hereby certify that all of the foregoing statements contained in any papers and/or plans submitted herewith are true to the best of my (our) knowledge and belief.

Signature

Date

Property Owner(s)

Angela E Laville
Angela E Laville,

03/18/2025

STATE OF Missouri
COUNTY OF Jackson

On this 18th day of March, in the year of 2025, before me
the undersigned notary public, personally appeared Angela E. Laville

known to me to be the person(s) whose names(s) is/are subscribed to the within instrument and
acknowledged that he/she/they executed the same for the purposes therein contained.

In witness whereof, I hereunto set my hand and official seal.

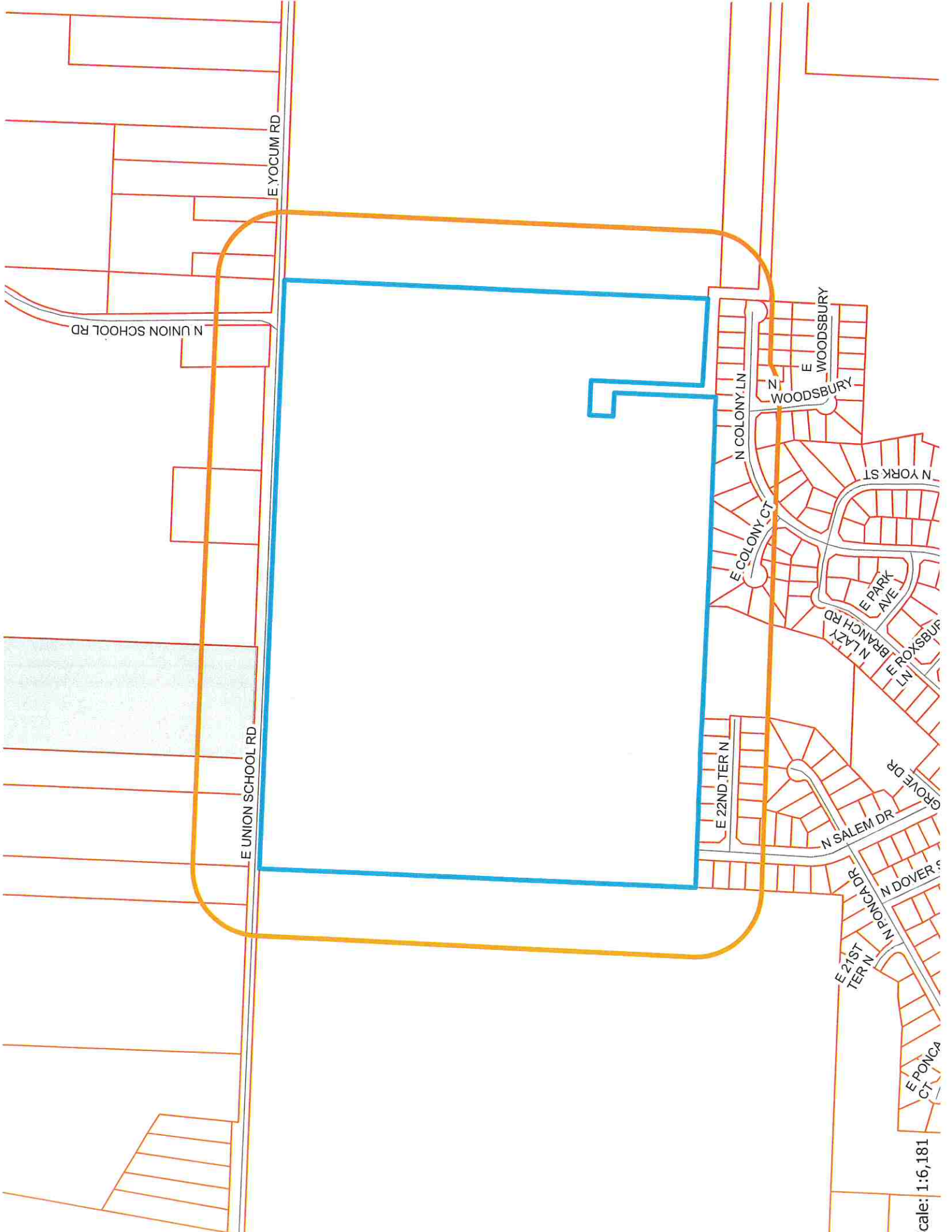
Notary Public

Susan Hayes

Commission Expires

07/27/2026





N UNION SCHOOL RD

E YOCUM RD

E UNION SCHOOL RD

N COLONY LN

E COLONY CT

N WOODSBURY

E WOODSBURY

N YORK ST

E PARK AVE

N LAZY BRANCH RD

E ROXBURY LN

E 22ND TER N

N SALEM DR

GROVE DR

N PONCA DR

N DOVER ST

E 21ST TER N

E PONCA CT

Scale: 1:6,181



INDEPENDENCE

★ MUNICIPAL SERVICES ★

February 20, 2025

Kenny Jenkins
The Calara Group
6811 Shawnee Mission Parkway
Building One, Suite 108
Overland Park, KS 66202

Re: Union Ridge Subdivision
Jackson County, MO 64058

In response to your request, this letter is to certify that the City of Independence, Municipal Services, has the resources necessary and accepts the continuing authority role to serve and maintain the water and sanitary sewer systems with the above application. This project site is located north of US 24 Highway and east of MO State Road 291 in Jackson County, Missouri.

It shall be the Owner's responsibility for the design and construction of the sanitary sewer and water main extensions and providing the necessary fire hydrants to meet Fire codes. This will also include domestic services for both water and sanitary sewer, and system appurtenances.

All design and construction shall be in accordance with the current City of Independence Design & Construction Manual, and Water Department Design and Installation Standards. The Developer or Owner will be required to pay all required permit fees to the City. The Independence Municipal Services Engineering & City Fire Department will review these plans.

Sincerely,

 Digitally signed by
Alex Lopez
Date: 2025.02.20
09:00:14-06'00'

Alex Lopez, P.E.
City Engineer
(816) 325-7619
aflopez@indepmo.org

08/05/2024 2:41 PM

FEE: \$27.00

3 PGS



INSTRUMENT NUMBER / BOOK & PAGE

2024E0051722

Book: Page:

Diana Smith, Recorder of Deeds

This Instrument Prepared By and Return to:

April Tilley
Kansas LD, LLC
4058 North College Ave, Suite 300
Fayetteville, AR 72703

NOTICE OF CONTRACT

This Notice of Contract ("Notice") dated this 29 day of July, 2024, by the duly authorized representative of KANSAS LD, LLC.

Subject to the terms and conditions of the Purchase and Sale Agreement dated June 21, 2024, whereby **Diocese of Kansas City – St. Joseph Real Estate Corporation, a Missouri nonprofit corporation, as Trustee of the INDENTURE OF TRUST, DIOCESE OF KANSAS CITY – ST. JOSEPH REAL ESTATE TRUST DTD NOVEMBER 14, 2014**, collectively as Seller, has agreed to sell and **KANSAS LD, LLC**, as Buyer, has agreed to purchase the following-described real property/lots situated in Jackson County, Missouri.

Approximately 116.14 +/- acres, consisting of one tax parcel located at Section 17, Township 50, Range 31, Jackson County, Missouri, as further described in the Legal Description attached hereto as Exhibit "A".


The terms and conditions of such sale are set forth in the Purchase and Sale Agreement and are incorporated herein by reference. The purpose of this Notice of Contract is to give notice of the existence of said Purchase and Sale Agreement which, together with this Notice, constitutes the agreement between the parties.

IN WITNESS WHEREOF, Buyer has executed this Notice as of the date and year first written above.

BUYER:

KANSAS LD, LLC

By:


Scott A. Peters, Manager

ACKNOWLEDGMENT

STATE OF ARKANSAS)
) ss
COUNTY OF WASHINGTON)

On this 29 day of July, 2024, before me, a Notary Public within and for the aforesaid county and state, duly commissioned and acting, appears Scott A. Peters, to me personally well known as, or proven to be, the person whose name appears upon the within and foregoing document and stated that he is the Manager of **KANSAS LD, LLC**, a Kansas limited liability company, and is duly authorized to execute the foregoing conveyance for and on its behalf, and he respectively acknowledges to me that he executes the same for the consideration and purposes therein mentioned and set forth, and I do so certify.

IN TESTIMONY WHEREOF, I have hereunto set my hand and seal of office as such Notary Public at the County and State aforesaid on this 29 day of July, 2024.

April Tilley
April Tilley, Notary Public

My Commission Expires

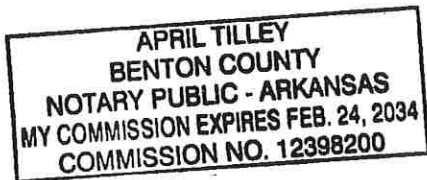


EXHIBIT "A"

LEGAL 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 SE 1/4 of Section 17 and the SW 1/4 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 N 0°19' 39" W along the West line of said SW 1/4, 432.87 feet, to the true point of beginning; thence continuing N 0°19' 39" W, 226.06 feet to the Southeast corner of the N 120 acres of the SE 1/4 of said Section 17; thence S 89°36' 37" W along the South line of said N 120 acres, 429.32 feet; thence N 0°00' 00" E, 445.42 feet; thence N 89°52' 40" W, 105.59 feet; thence N 0°25' 20" W, 106.69 feet; thence S 88°41' 54" E, 156.42 feet; thence S 0°00' 00" W, 498.79 feet; thence N 89°36' 37" E, 429.03 feet; thence S 0°19' 39" E, 226.06 feet; thence N 90°00' 00" E, 1693.93 feet; thence N 87°40' 27" E, 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 S 17°13' 40" W along said Westerly right-of-way line, 53.01 feet; thence S 87°40' 27" W 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 S 90°00' 00" W, 1743.64 feet, to the true Point of Beginning.

24006.8 **LOTS**

- a. **Lot Dimensions, Generally.** The lot standards provided in this Chapter shall apply in each zoning district in which such uses are permitted. In the event that standards identified in this Chapter vary from those regulations specified in the zoning district text, the more restrictive standard shall govern.

- b. **Single-Family Lots.**
 - 1. Maximum height, as well as the minimum lot size, depth, width and building setbacks for single-family development shall comply with the applicable zoning district standards.
 - 2. Single family lots shall be deeper than wide.
 - 3. For lots on cul-de-sacs or similar circumstances, the minimum width shall apply at all points between the front and rear setback lines. Cul-de-sac lots shall have a minimum width of 25 feet at the street line.
 - 4. A minimum of 15 feet must be provided between structures and the street side property line of a corner lot.
 - 5. The minimum yard requirements shall be increased to 30 feet from any lot or parcel boundary which abuts an arterial or collector street along the side or rear property line.
 - 6. Only one principal building is permitted on a lot except within a planned development district.

- c. **Dense Housing Types.** Lot depth, lot width, and the front, side and rear yard setbacks listed in Exhibit 240.32 shall apply to the listed housing types in any district in which they are permitted.

Exhibit 240.32: Lot Standards for Dense Housing Types

Housing Type	Minimum Lot Size (square feet)	Minimum Building Setback (Feet)		
		Front	Side ¹	Rear
Patio Homes	6,000	20	10	20
Zero Lot Line Homes	4,000	20	0	20
Duplex, Twinplex	6,500	15	7	20
Townhouse	2,000	10	25 ²	20
Multifamily	10,000	25	25 ²	20

Notes:

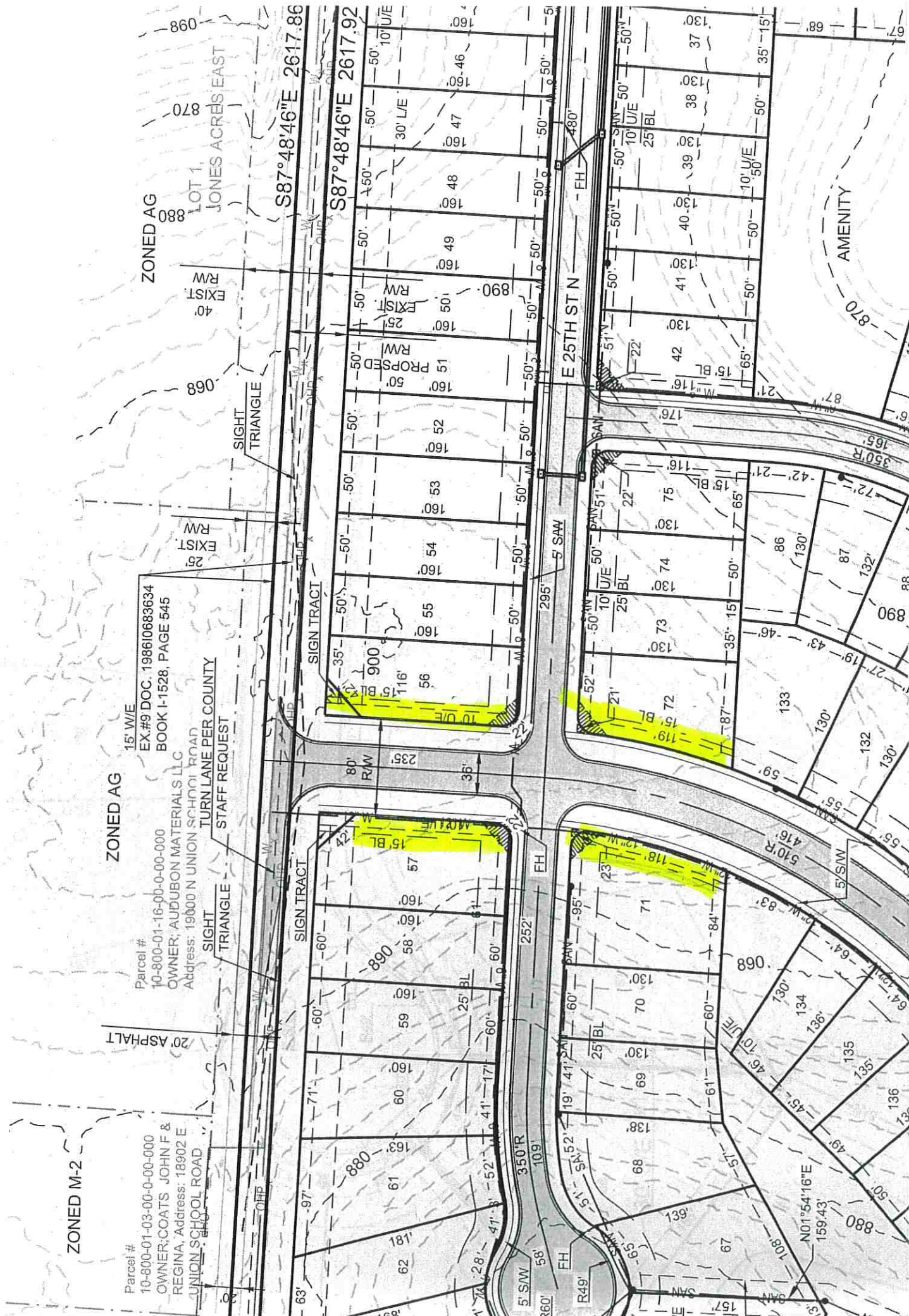
¹ A total distance of 10 feet is required between buildings with 10 ft. minimum setback being required on one side of each lot.

² A minimum 25 feet must be provided between multi-family buildings.

d. Non-Residential Lots.

1. Canopies connected to the main building shall be set back a minimum of 20 feet from any property line.
2. No interior side yard will be required on contiguous lots developed as a common project, except as required to comply with fire codes.
3. Accessory structures shall be located a minimum of 20 feet from all property lines.
4. More than one principal building may be permitted on a lot pursuant to a Planned District.

corner of said Lot 1; thence S90°00'00" W, 1743.64 feet, to the true Point of



Parcel #
10-800-01-03-00-0-00-000
OWNER: COATS JOHN F &
REGINA, Address: 18902 E
UNION SCHOOL ROAD
TURN LANE PER COUNTY
STAFF REQUEST

Parcel #
10-800-01-16-00-0-00-000
OWNER: AUDUBON MATERIALS LLC
Address: 19000 N UNION SCHOOL ROAD
TURN LANE PER COUNTY
STAFF REQUEST

Parcel #
10-800-01-08-00-0-00-000
OWNER: JONES ACRES EAST
Address: 2617 E 25TH STN
TURN LANE PER COUNTY
STAFF REQUEST

ZONED M-2
ZONED AG
ZONED AG
ZONED AG
E 25TH STN
AMENITY
S87°48'46"E 2617.92'
S87°48'46"E 2617.92'

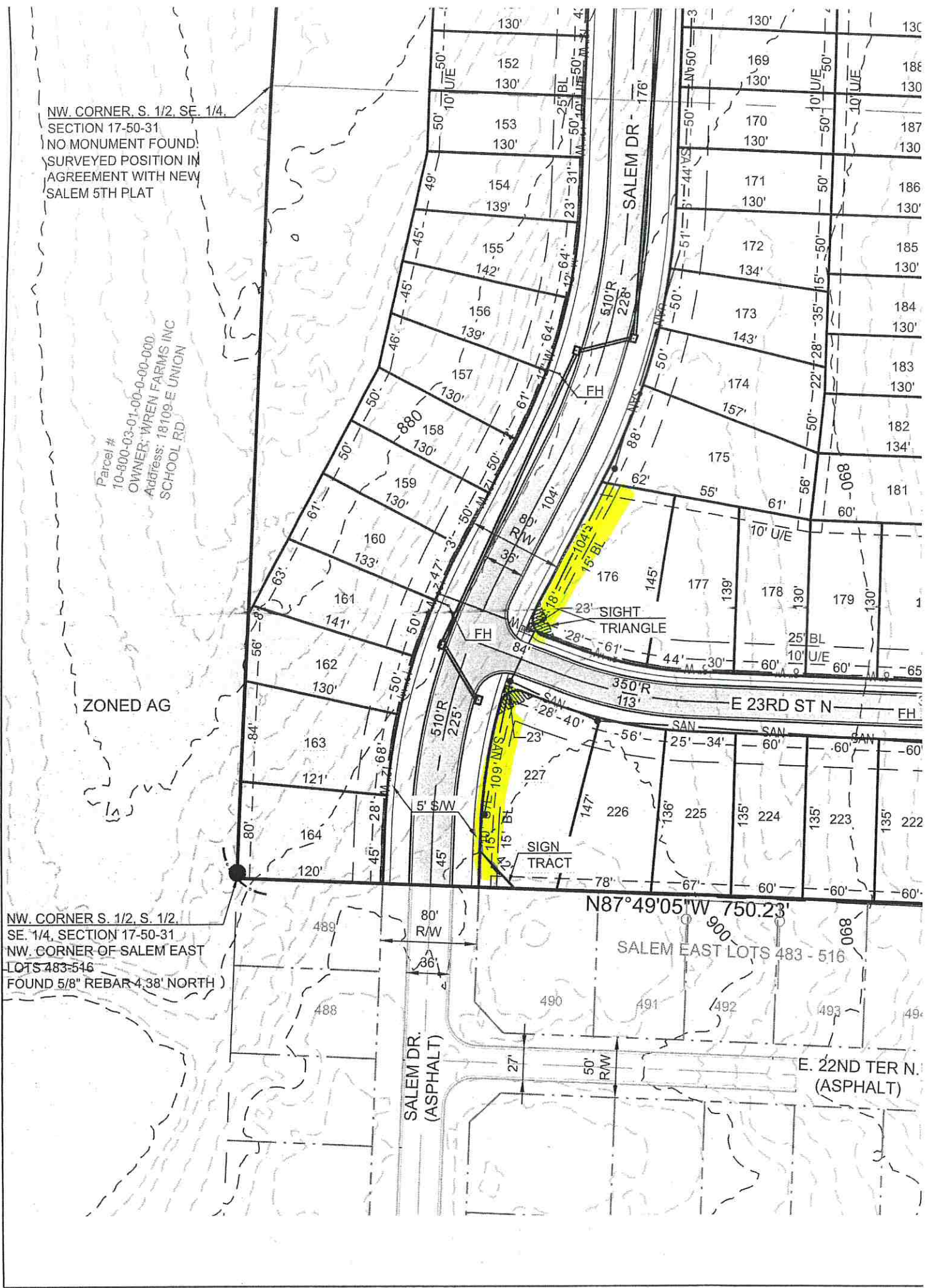
ENGINEERS PLANNERS SURVEYORS LANDSCAPE ARCHITECTS

NW CORNER S. 1/2, SE. 1/4,
SECTION 17-50-31
NO MONUMENT FOUND.
SURVEYED POSITION IN
AGREEMENT WITH NEW
SALEM 5TH PLAT

Parcel #
10-800-03-01-00-0-00-000
OWNER: WREN FARMS INC
Address: 18109 E UNION
SCHOOL RD

ZONED AG

NW CORNER S. 1/2, S. 1/2,
SE. 1/4, SECTION 17-50-31
NW CORNER OF SALEM EAST
LOTS 483-546
FOUND 5/8" REBAR 4.38' NORTH)

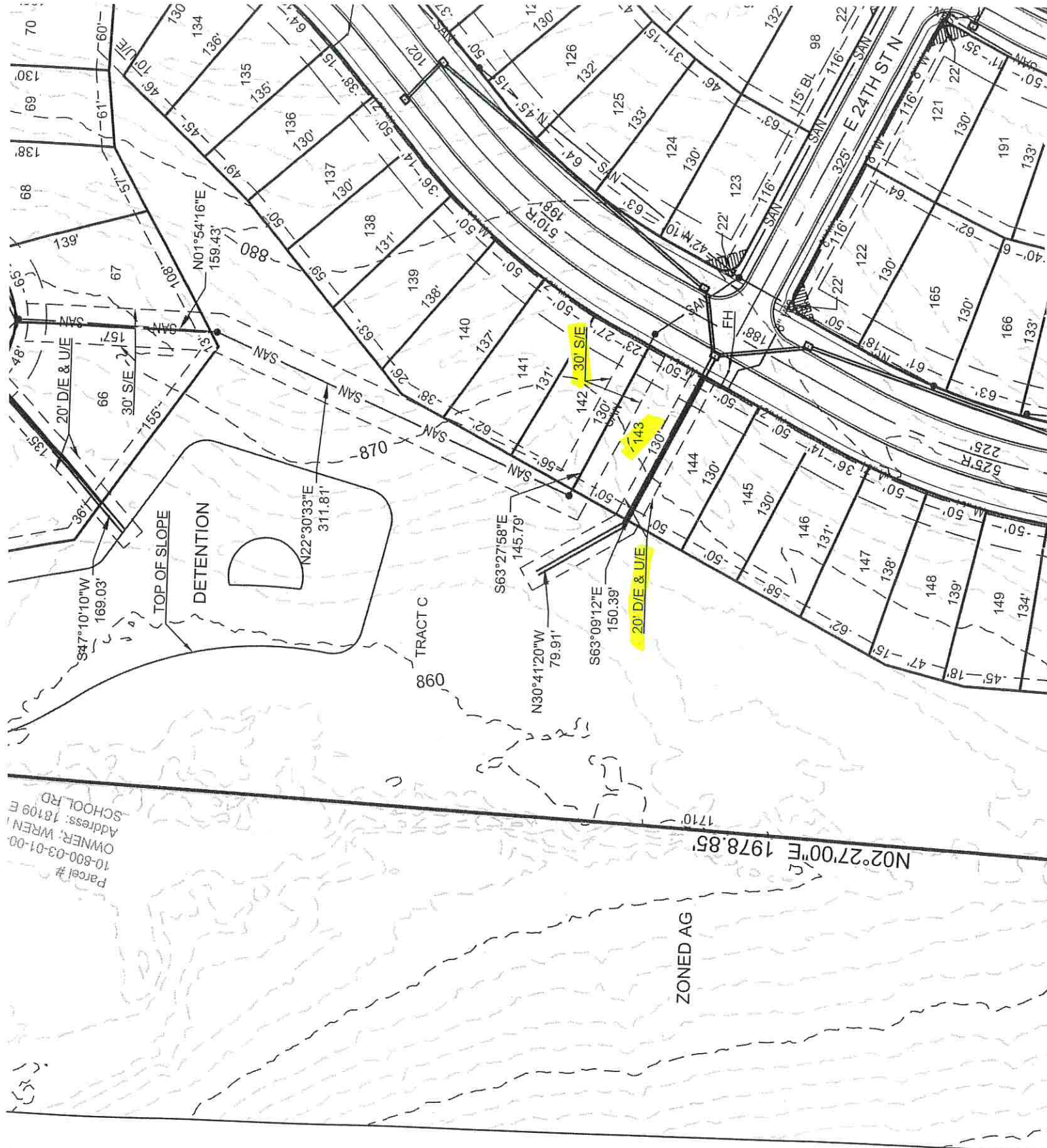


SALEM DR.
(ASPHALT)

SALEM EAST LOTS 483-516

E. 22ND TER N.
(ASPHALT)

N87°49'05"W 750.23'



Parcel #
 10-800-03-01-00
 OWNER: WREN,
 Address: 18109 E
 SCHOOL RD