



## CITY PLAN COMMISSION

15th Floor, City Hall  
414 East 12th Street  
Kansas City, Missouri 64106  
  
kcmo.gov/planning

March 14, 2025

Phil LeVota  
324 S. Main  
Independence, MO 64050

Re: **CD-CPC-2025-00010** - A request to approve a rezoning from District R-7.5 (Residential) to R-80 (Residential) on about 75 acres generally located at the southwest corner of Ess Road and Lees Summit Road.

Dear Phil LeVota:

At its meeting on March 05, 2025, the City Plan Commission acted as follows on the above-referenced case.

Approved with Conditions

The Commission's action is only a recommendation. Your request must receive final action from the . All conditions imposed by the Commission, if any, are available on the following page(s).

**PLEASE READ CONDITIONS CAREFULLY** as some or all of the conditions imposed may require action on your part to proceed to the next step.

- If revised plans are required, you must make such revisions and upload the revised plans prior to proceeding to final action.
- If revised plans are not required, your request will automatically be submitted for consideration.

If you have any questions, please contact me at [matthew.barnes@kcmo.org](mailto:matthew.barnes@kcmo.org) or (816) 513-8817.

Sincerely,

A handwritten signature in black ink, appearing to read "Matthew Barnes".

Matthew Barnes  
Lead Planner

0. That prior to being heard by City Council the applicant create and record covenants which restrict the use of the property from the following uses: Veterinary Office, RV Park, Horse Breeding Facility, Halfway House, Detention or Correctional Facility, Entertainment Venues and Spectator Sports, Bed and Breakfast Facility, Mining or Quarrying Use, Compost Facility, or Freestanding Antenna or Communication Facility.