

BILL NO. 24-025
ORDINANCE NO. 19539

AN ORDINANCE AMENDING THE UNIFIED DEVELOPMENT ORDINANCE, CHAPTER 14, OF THE INDEPENDENCE CITY CODE PERTAINING TO AUTO REPAIR.

WHEREAS, the Unified Development Ordinance was approved by the City Council on June 15, 2009, by Ordinance No. 17339 and became effective on July 1, 2009; and,

WHEREAS, after its adoption, policy issues to be addressed were discovered, and it was decided to revise these items; and,

WHEREAS, after due public notice in the manner prescribed by law, the Planning Commission held a public hearing for the consideration of the request on February 27, 2024, and rendered a report to the City Council recommending the text amendment to the UDO be approved by a vote of 6-0 with 1 abstain; and,

WHEREAS, City Council has authority under RSMo. Ch. 89.020 to enact and amend zoning ordinances to promote health, safety, morals, and the general welfare of the community; and,

WHEREAS, after due public notice in the manner prescribed by law, the City Council held a public hearing on April 15, 2024, and rendered a decision to approve the changes to the Unified Development Ordinance; and,

WHEREAS, in accordance with the Unified Development Ordinance, it was determined that the request is consistent with the review criteria in Section 14-701-01-F.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF INDEPENDENCE, MISSOURI, AS FOLLOWS:

SECTION 1. That Section 14-418-12 of Chapter 14, Unified Development Ordinance, is hereby amended to read as follows:

14-418-12 Separation from Other Automotive Uses

The property containing a ~~used-car-lot~~ motor vehicle repair shall not be located within 750 feet of a property containing the following uses:

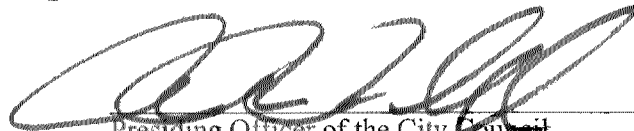
- Used car lot;
- Car Wash;
- Motor Vehicle Repair, limited and general;
- Motor Vehicle Rental Agency;
- Heavy Vehicle Dealership;
- Vehicle Storage/Tow lot;
- Tow Lot, Limited;
- Gasoline and Fueling Sales

This separation requirement shall not apply to properties abutting Noland Road between 33rd Street to Aberdeen Street.

SECTION 2. That all other parts and provisions of the City Code shall be in full force and effect unless previously or subsequently amended or repealed.


SECTION 3. That correction of any scribes' errors identified within these articles are hereby authorized by this ordinance.

PASSED THIS 15th DAY OF April, 2024, BY THE CITY COUNCIL OF THE CITY OF INDEPENDENCE, MISSOURI.

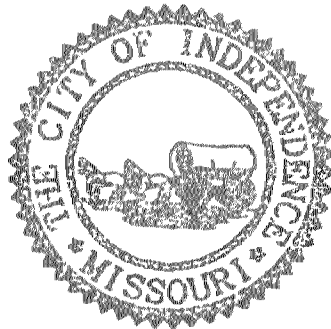


Presiding Officer of the City Council
of the City of Independence, Missouri

ATTEST:




City Clerk



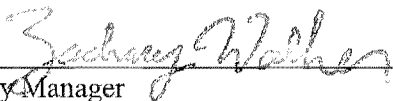
UDO Changes 24-175-01
Auto Repair Noland Rd
4/4/2024 SH

APPROVED - FORM AND LEGALITY:



City Counselor

REVIEWED BY:



City Manager

NOTE: Words struck through are being removed by this ordinance and words underscored and bolded are being added by this ordinance.