

APPLICATION FOR  
AMENDMENT TO THE  
ZONING DISTRICT MAP

Independence City Planning Commission  
Community Development Department  
111 East Maple Street  
Independence, Missouri 64050

DO NOT WRITE IN THIS SPACE

Case No. 09-207-02  
Checked By: ab  
Receipt No. \_\_\_\_\_  
Date Submitted: 10/25/08  
Date Advertised: 12/23/08  
Date Public Hearing: 1/13/09  
Date of Mailing: 12/23/08  
Commission Action: \_\_\_\_\_  
Council Action: \_\_\_\_\_

1. Applicant's Name: Turkey Ridge Development L.L.C
2. Applicant's Complete Address: 103 N. MAIN Indep. MO. 64050  
John CARNES agent for Turkey Ridge Dev. L.L.C
3. Telephone No: 816-833-4200 Fax No: (816) 833-4207 Cell No: 816-456-1047  
(Note: All correspondence will be made or faxed to the applicant at the above address or fax number)
4. This application involves:
  - Rezoning from R-2 to M-1-SU
  - Special Use Permit for private detention facility
5. Legal description of subject property, and street address of location (See attached ■)  
see attachment:
6. Area of subject property, square feet and/or acres 46 acres
7. Present use of subject property undeveloped, vacant property
8. Desired use of subject property privately owned & operated detention facility
9. What is the present use of adjoining properties? North tele-communication tower  
South single family home East undeveloped vacant property West Cemetery & three homes
10. Time schedule for development eighteen months after zoning approval
11. Exhibits furnished Open Space
12. Comprehensive Plan land use designation for property Medium density residential
13. Will this rezoning require a Comprehensive Plan amendment? yes, Light Industrial
14. The applicant must provide below the names and addresses of all property owners adjacent, opposite, and abutting and within 185 feet of the land proposed for rezoning. Names of property owners on this application are for mailing purposes only. A letter will be sent to each of them to inform them of the public hearing to be held on your request.

NAMES AND ADDRESSES OF OWNERS OF PROPERTY WITHIN 185 FEET OF THE PROPERTY UNDER CONSIDERATION:

see attachment

Relationship of the applicant to property: Owner \_\_\_ Agent  If agent, the applicant must provide a separate letter of agency from the true owner of the property.

Property owner (s) and address: Amelia L. Hill trustee  
3216 S. Chrysler  
Independence, Missouri 64055

John P. Carnes  
Applicant's Signature

11-25-08

Date

**LETTER OF JUSTIFICATION AND EXPLANATION FOR APPLICANTS  
REQUEST FOR A REZONING AND SPECIAL USE PERMIT TO ALLOW A  
PRIVATELY OWNED AND OPERATED DETENTION FACILITY TO BE  
LOCATED WITHIN THE CITY LIMITS OF INDEPENDENCE, MISSOURI, ON  
46 ACRES OF PROPERTY LOCATED ON THE EAST SIDE OF BLUE RIDGE  
BOULEVARD APPROXIMATELY 500 FEET NORTH OF 23<sup>RD</sup> STREET (20<sup>TH</sup>  
STREET GOING EAST BISECTS THE PROPERTY).**

1) The Location is Unobtrusive to the Neighborhood.

The location is on the western boundary of Independence and will be located on 46 acres of property. Ingress and egress will be from Blue Ridge Boulevard and the facility will occupy five acres of property. The property is heavily wooded, therefore the facility would have considerable property buffer and screening from abutting properties. The north boundary of property is a communication tower located on vacant wooded property, east boundary of the property is Rock Creek, south boundary is a single family residential property that would be twelve hundred feet (1200') from the facility, the west boundary is a cemetery and Blue Ridge Boulevard, across Blue Ridge Boulevard going west are three houses located in unincorporated Jackson County. These properties are zoned commercial and appear to be a mixed use of commercial and residential.

2) Economic Asset to the Area

The actual construction of the facility, estimated to cost \$3 million, will create construction jobs in the short term, however it is estimated that operation of the facility will employ over forty full time people with an estimated payroll of \$1.5 million. The type of jobs generated by the facility may likely go to people who live in the area.

3) Increase Police Protection for the Area

There will be a visible law enforcement presence in the area due to the facility's location. Surrounding the facility will be double fencing topped with razor wire. In the evening hours there will be an outside perimeter patrol. It is the intent of the operators of the facility to contract with off duty Independence Police officers to patrol the perimeter of the facility and the boundaries of the 46 acres on which the facility is located during evening hours. In addition the facility will be build with offices to be exclusively committed for use by law enforcement officials that are actively on patrol. These offices may be used to make reports, communicate with their departments and other necessities required during a patrol shift. It is anticipated that the Independence Police, Kansas City Police and Jackson County Sheriff would avail themselves to this convenience.

Discharge of prisoners from the facility will be handled by transporting the prisoners back to the Police Department's of the cities that they have been sentenced from. Therefore, there will be no prisoners released in the neighborhood.

4) Convenience and Efficiency for Independence Police Department

For many years the municipalities of Jackson County have needed a facility to house persons being held for court appearances and persons who have been sentenced to incarceration for violations of municipal ordinance violations such as DWI, drug possession, domestic violence, petty larceny, trespass and other miscellaneous traffic violations.

In the past, the City of Independence has contracted with private detention located in Caldwell County, Missouri, Centerview, Missouri, and presently contract with a facility located in the City of Henrietta, located in Ray County, Missouri, 31 miles from the Independence Police Department.

Having prisoners located at such a distance makes it difficult for Independence Police Detectives to interview prisoners who may have information that may assist in the current investigation of criminal activity. Also, having the facility located with a ten minute drive time from the Independence Police Station will allow prisoners to be promptly picked up at the police station relieving any crowding of booked prisoners at the police station. This has been a matter that has been a concern in operating the City holding facility.



