



CHANGE OF ZONING APPLICATION

Completed applications must be submitted to the Development Services Department with all supporting documentation and associated fees.

Applications will be reviewed for completeness and a response will be submitted to the applicant 10 days from the application date. Please reference the dates on the Commission calendar and allow sufficient time for this review before the required dates.

If additional space is required, please attach a separate 8 1/2" X 11" sheet of paper.

An application for subdivision approval may be required. This application must be consistent with the requirements as stated in UDC, Section 24003.

For Office Use Only:

Non Refundable Filing Fee: \$400.00 : Checks payable to the City of Pleasant Hill

Date Pd: 3-3-2025 Check #: _____ Rcvd by: mg

Application Number: RZ-001-25 Date Rcvd: 3-3-2025 Rcvd by: mg

Application Review Date: 3-4-2025 Date Complete: 3-4-2025 Reviewed by: mg

Publication Dates: 1st week 3-12-2025 2nd week: 3-19-2025

Adjoining Property Owner Notification Date: 3-14-2025

Date Signage Poste on site: 3-14-2025 Posted by: _____

Date of Planning & Zoning Public Hearing: 4-1-2025 Decision: _____

Date of City Council Public Hearing: 4-28-2025 Decision: _____

Applicant Information:

Applicant: Stanfill Homes, LLC

Address: PO Box 6584

City: Lees Summit State: MO Zip: 64064

Phone: 8168766975 Email: ethan@stanfillhomes.com

Property Owner: Stanfill Homes, LLC

Address: PO Box 6584

City: Lees Summit State: MO Zip: 64064

Phone: 8168766975 Email: ethan@stanfillhomes.com

Contract Purchaser Stanfill Homes, LLC

Agent: Ethan Stanfill

Address: PO Box 6584

City: Lees Summit State: MO Zip: 64064

Phone: 8168766975 Email: ethan@stanfillhomes.com

Property Information:

Please attach a legal description of the property to the application.

General Location: 218 Boardman

Present Zoning: R1 Requested Zoning: R2

Area of Property: 12405 sqft .28 Acres

Present use of the property: Single Family

Proposed use of the Property: Multi Family

Property Information Continued:

Proposed timeline for the development: Spring 2025

What effect will your proposed development have on the surrounding properties: No effect

The legal owner(s) of the property must be signatory to this application. If the owner is also the applicant then only the property owner signature needs to be completed. Applications will not be accepted or reviewed 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 the foregoing information and statements contained in any papers and/or submitted herewith are true to the best of my (our) knowledge and belief.

Property Owners Signature(s):

Ethan Stanfill

Date: 3-3-25

Date: _____

Applicant Signature(s):

Ethan Stanfill

Date: 3-3-25

Date: _____

Contract Purchaser Signature(s):

Ethan Stanfill

Date: 3-3-25

Date: _____

Is any portion of the property within the established flood plain as shown on the FEMA Flood Boundary Maps?: _____ YES X NO Panel - 295269, Map #: _____

If so, will any improvement be made to the property which will increase or decrease the elevation? _____
If yes, please explain: _____

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

Water Provider: City of Pleasant Hill Effect: None

Sewage Disposal: City of Pleasant Hill Effect: None

Electricity: Energy Effect: None

Gas Service: Spire Effect: None

Describe the existing road(s) width and condition: _____

Existing road access is boardman, Driveways will connect

What effect will the proposed development have on the exiting road(s) and traffic conditions?: _____

None

Are any state, federal or other public agency approvals or permits required for the proposed development? If so, please list the agency, application type, application date and status of application below:

None

Required information:

When an application for a change in the zoning district map is made, the following information must be provided.

1. A legal description of the property; ✓
2. A scaled map of the property, correlating with the legal description, and clearly showing the property's location; ✓
3. The name, address, and phone number of the applicant and property owner; ✓
4. A description of the present use of the property and existing zoning; ✓
5. A description of the proposed use of the property and requested zoning; ✓
6. The area of the property in square feet and/or acres; ✓
7. The proposed time schedule for the development; ✓
8. The source/method for providing utility/infrastructure services to the property; ✓
9. A description of existing road conditions and any new roads to be included in the development and of the effect the proposed development will have on the existing road and traffic conditions;
10. Declaration of the property's status relative to floodplain information provided by FEMA;
11. A list of any state, federal or other public agencies approval or permits required for the proposed development;
12. The effect the proposed development may have on surrounding properties;
13. Additional exhibits may be required by the Director such as a site plan showing elevations of property, location and size of all existing and proposed structures, roadways, easements, and parking areas, and the location of present and proposed points of access to the property;
14. The signature(s) of the legal owner(s), applicant(s) certifying the accuracy of the required information.



Attn:

City of Pleasant Hill
Missy Gentry
Pleasant Hill, MO

Subject: Rezoning Request for 218 Boardman

To Whom It May Concern,

I appreciate your time and consideration in reviewing this request. As a local builder invested in the growth and development of Pleasant Hill, I am excited to continue contributing to the community.

I am formally requesting rezoning approval for the property located at **218 Boardman**, which is currently vacant. My request is to rezone this property to **multifamily (duplex)** to align with the aesthetics and character of the existing property across the street at **217 Boardman**. The proposed development will closely resemble 217 Boardman to maintain the architectural consistency and overall visual appeal of the neighborhood.

I have submitted the necessary documentation for review and am happy to provide any additional information as needed. I look forward to working with the City of Pleasant Hill and appreciate your consideration of this request.

Thank you for your time and support. Please feel free to contact me with any questions or for further discussion.

Sincerely,

Ethan Stanfill