

RZ-2024-680

ATTACHMENT 1: PROPERTY DESCRIPTION

Description:

All of Tract B, Certificate of Survey recorded as Document 199111043766, being situated in the East 1/2, Northwest Quarter of Section 24 Township 49 Range 30, Jackson County, Missouri, being also described as follows: Commencing at the Northeast corner of said Northwest Quarter; thence North 88 degrees 44 minutes 10 seconds West, along the North line of said Northwest Quarter, 1334.93 feet to the Northwest corner of the Northeast Quarter, said Northwest Quarter; thence South 01 degrees 31 minutes 50 seconds West, along the West line of said Northeast Quarter, Northwest Quarter, 58.00 feet to the Northwest corner of said Tract B of Document 199111043766, said corner also being the Point of Beginning of the tract to be described herein; thence South 88 degrees 44 seconds East, along the North line of said Tract B and parallel with the North line of said Northwest Quarter, 317.96 feet (survey = 317.98') to the Northeast corner of said Tract B; thence South 00 degrees 01 minutes 37 seconds West, along the East line of said Tract B, said line also being the East line of a 60 foot private drive shown on document 2017E0084669, 1305.36 feet (survey=1305.00' and 1305.48') to the Southeast corner of said Tract B; thence North 88 degrees 51 minutes 42 seconds West, along the South line of said Tract B, said line also being the North line of Tract 5 of said Document 2017E0084669, 352.21 feet (survey=353.84' and 352.24') to the Southwest corner of said Tract B; thence North 01 degrees 31 minutes 50 seconds West, along the West line of said Tract B, said line also being the West line of said Northeast Quarter, Northwest Quarter, 1305.84 feet (survey=1305.00') to the Point of Beginning.

Except the South 633.84 feet (as measured along the west line).

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ATTACHMENT 2: ZONING SUPPORT DOCUMENTATION

Attachments

Plan Commission Public Hearing Summary from July 18, 2023

Staff Report

Zoning map of surrounding area

Names and addresses of surrounding property owners

Letter to surrounding property owners

Application

Aerial of location

Copy of plat

Randy Diehl gave the staff report:

RE: RZ-2024-680

Applicant: Amie Weiland

Location: 34405 E. Pink Hill Road

Area: 5.04 ± acres

Request: Change of zoning from District AG (Agricultural) to District RE (Residential Estates)

Purpose: The purpose is to create a single-family residence.

Current Land Use and Zoning in the Area:

The zoning in the area is Agricultural and Residential.

The applicant wishes to divide off the North 5.04 acres that contains the existing dwelling.

The remaining 5.00 will remain within District AG. This tract will be unbuildable unless is it absorbed into an adjacent property.

County Plan:

The County Plan Development Diagram illustrates this area within the Urban Development Tier (UDT).

Recommendation:

This request for rezoning is consistent with the intent and purpose of the County Plan.

Staff recommends APPROVAL of RZ-2024-680.

Respectfully submitted,

Jackson County Public Works
Development Division
Randy Diehl, Administrator

Mr. Antey: Are there any questions for Randy?

Mr. Horn: (asking for clarification) Where is the dividing line?

Mr. Diehl: The Orange ring is the notification area around the property indicating the adjacent property owners who received a certified letter regarding the zoning request. The blue line that is highlighted is the area being considered for rezoning.

Mr. Antey: Is the applicant here?

Steve Gillotti, 34405 E Pink Hill Road, Grain Valley, MO

Mr. Antey: Do you have anything to add to the report?

Mr. Gillotti: No, I don't.

Mr. Antey: Is there anyone else who is in favor of this application?

Dennis Vanarsdall, 34501 E. Pink Hill Road, Grain Valley, MO. I am buying the other piece of this property which is adjacent to me. I'll use it for farmland.

Mr. Antey: Is there anyone who is opposed or has questions regarding this application?

There were none.

Motion to take under advisement.

Mr. Lake moved to take under advisement. Mr. Horn seconded.

Discussion under advisement

Mr. Crawford moved to approve. Mr. Lake seconded.

Mr. Lake	Approve
Mr. Farrar	Approve
Me. Smead	Approve
Mr. Monaco	Approve
Mr. Horn	Approve
Mr. Crawford	Approve
Ms. Ryerkerk	Approve
Chairman Antey	Approve

Motion Carried 8 – 0

STAFF REPORT

PLAN COMMISSION

July 18, 2024

RE: RZ-2024-680

Applicant: Amie Weiland

Location: 34405 E. Pink Hill Road

Area: 5.04 ± acres

Request: Change of zoning from District AG (Agricultural) to District RE (Residential Estates)

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Current Land Use and Zoning in the Area:

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County Plan:

The County Plan Development Diagram illustrates this area within the Urban Development Tier (UDT).

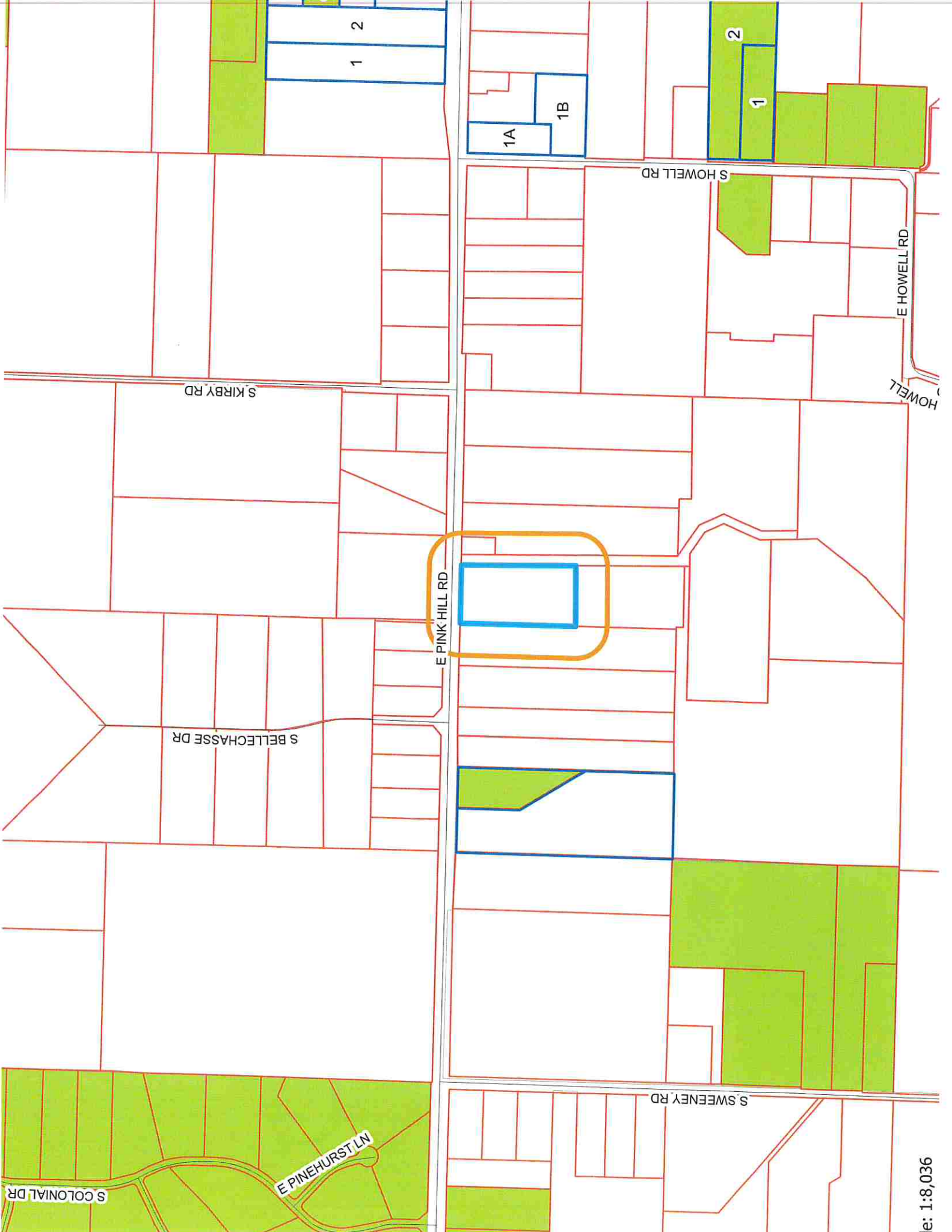
Recommendation:

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Staff recommends APPROVAL of RZ-2024-680.

Respectfully submitted,

Jackson County Public Works
Development Division
Randy Diehl, Administrator



S KIRBY RD

S BELLECHASSE DR

E PINK HILL RD

S HOWELL RD

E HOWELL RD

HOWELL

S SWEENEY RD

S COLONIAL DR

E PINEHURST LN

1
2

1A

1B

2

1

RZ-2024-680

Property Owners Within 185 feet

parcel	owner	address	city	state	zip
22-700-03-22-00-0-00-000	ROMIG JAMES	34308 E PINKHILL RD	GRAIN VALLEY	MO	64029
22-700-03-03-00-0-00-000	ZELLMER RICHARD C & PAULA GAMM	34406 E PINK HILL RD	GRAIN VALLEY	MO	64029
37-100-02-10-00-0-00-000	HALE JOSHUA D & REARDON KAREN A	34509 E PINK HILL RD	GRAIN VALLEY	MO	64029
37-100-02-11-00-0-00-000	WHISENAND RUSSELL D	34503 E PINK HILL RD	GRAIN VALLEY	MO	64029
37-100-02-03-00-0-00-000	MOREY JAY E	34307 E PINK HILL RD	GRAIN VALLEY	MO	64029
22-700-03-21-00-0-00-000	ROMIG JAMES	34308 E PINKHILL RD	GRAIN VALLEY	MO	64029
37-100-02-14-00-0-00-000	VANARSDALL DENNIS & CINDY	34501 E PINK HILL RD	GRAIN VALLEY	MO	64029
37-100-02-12-00-0-00-000	WIELAND AMIE	2120 VALRICO HEIGHTS BLVD	VALRICO	FL	33594
	GILLOTTI STEVE	34405 E PINK HILL RD	GRAIN VALLEY	MO	64029



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

July 3, 2024

RE: Public Hearing: RZ-2024-680
Amie M Wieland

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 Amie M Wieland for a change of zoning from District AG (Agricultural) on 5.04 ± acres to District Re (Residential Estates). The purpose is to create a single-family residential lot at 34405 E. Pink Hill Road.

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 185' of the subject property.

The public hearing on this matter will be held by the Plan Commission on Thursday, July 18, 2024, 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- 2024- 680
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: Amie M Wieland
Current Mailing Address: 2120 Valrico Heights Blvd Valrico FL 33594
Phone: 816-606-9721 email: AmieWieland@gmail.com

- b. Legal Owner of Property: Steve Gillotti
Current Mailing Address: 34405 E Pink Hill Rd Grain Valley Mo 64029
Phone: 816 489 1033 email: ExileJoker72@gmail.com

b. Legal Owner of Property: _____
Current Mailing Address: _____
Phone: _____ email: _____

2. General location (Road Name) South side E Pink Hill Road
1/4 mile west of Howell Road
3. Present Zoning AG Requested Zoning RE
4. AREA (sq. ft. / acres) 437,436 Ac / 10.0422 Ac B.
5. Legal Description of Property: (Write Below or provide copy of deed and survey)
See attached.
6. Present Use of Property: AG & Residential
7. Proposed Use of Property: AG & Residential
8. Proposed Time Schedule for Development: Immediate
9. What effect will your proposed development have on the surrounding properties?
None
10. Is any portion of the property within the established flood plain as shown on the FEMA Flood Boundary Map? No
If so, will any improvements be made to the property which will increase or decrease the elevation? _____
11. Describe the source/method which provides the following services, and what effect the development will have on same:
- Water Provider Dist 17
 - Sewage disposal: Onsite Waste Water Public Sewer
 - Electricity West Central Elec
 - Fire and Police protection Fire - Grain Valley - Police - Co. Sheriff
12. Describe existing road width and condition: _____
13. What effect will proposed development have on existing road and traffic conditions? None

14. Are any state, federal, or other public agencies approvals or permits required for the proposed development? NO

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

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 portion needs to be filled out. 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) Amie M Wieland June 4 2024
Amie M Wieland

STATE OF FLORIDA
COUNTY OF DALTON

On this 4TH day of JUNE, in the year of 2024, before me the undersigned notary public, personally appeared AMIE M WIELAND

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 Evamy A. Gusk Commission Expires JULY 12, 2027

 EVAMY A. GUSK
Notary Public
State of Florida
Comm# HH420894
Expires 7/12/2027



