


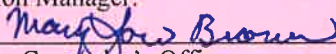
REQUEST FOR LEGISLATIVE ACTION

Completed by County Counselor's Office:

Res/Ord No.: 4877

Sponsor(s): None

Date: August 22, 2016

SUBJECT	Action Requested <input type="checkbox"/> Resolution <input checked="" type="checkbox"/> Ordinance Project/Title: <u>David E & Kitty M Snyder & Billy & Candance Williams Case No. RZ-2016-537</u>													
BUDGET INFORMATION <i>To be completed By Requesting Department and Finance</i>	<table border="1" data-bbox="305 495 1187 806"> <tr> <td>Amount authorized by this legislation this fiscal year:</td> <td>\$</td> </tr> <tr> <td>Amount previously authorized this fiscal year:</td> <td>\$</td> </tr> <tr> <td>Total amount authorized after this legislative action:</td> <td>\$</td> </tr> <tr> <td>Amount budgeted for this item * (including transfers):</td> <td>\$</td> </tr> <tr> <td>Source of funding (name of fund) and account code number; FROM / TO</td> <td>FROM ACCT</td> </tr> <tr> <td></td> <td>TO ACCT</td> </tr> </table> <p>* If account includes additional funds for other expenses, total budgeted in the account is: \$</p> OTHER FINANCIAL INFORMATION: <input checked="" type="checkbox"/> No budget impact (no fiscal note required) <input type="checkbox"/> Term and Supply Contract (funds approved in the annual budget); estimated value and use of contract: Department: _____ Estimated Use: \$ _____ Prior Year Budget (if applicable): _____ Prior Year Actual Amount Spent (if applicable): _____		Amount authorized by this legislation this fiscal year:	\$	Amount previously authorized this fiscal year:	\$	Total amount authorized after this legislative action:	\$	Amount budgeted for this item * (including transfers):	\$	Source of funding (name of fund) and account code number; FROM / TO	FROM ACCT		TO ACCT
Amount authorized by this legislation this fiscal year:	\$													
Amount previously authorized this fiscal year:	\$													
Total amount authorized after this legislative action:	\$													
Amount budgeted for this item * (including transfers):	\$													
Source of funding (name of fund) and account code number; FROM / TO	FROM ACCT													
	TO ACCT													
PRIOR LEGISLATION	Prior ordinances and (date): _____ Prior resolutions and (date): _____													
CONTACT INFORMATION	RLA drafted by Randy Diehl, Administrator, Development Division, 881-4577													
REQUEST SUMMARY	Requesting a change of zoning from District AG (Agricultural) on 1.78 ± acres to District RS (Residential Suburban). The 1.78 ± acres are legally described as Lot 6, Blue Springs Plaza, aka 5906 S. Minter Road, and specifically described on Attachment to RLA-1. Staff recommends approval because the change in zoning is consistent with the intent and purpose of the County Plan and complies with the Unified Development Code requirements. The Jackson County Plan Commission voted 8 to 0 to recommend <u>APPROVAL</u> to the County Legislature.													
CLEARANCE	<input type="checkbox"/> Tax Clearance Completed (Purchasing & Department) <input type="checkbox"/> Business License Verified (Purchasing & Department) <input type="checkbox"/> Chapter 6 Compliance - Affirmative Action/Prevailing Wage (County Auditor's Office)													
ATTACHMENTS	See Attachment to RLA-2													
REVIEW	Department Director: Brian D. Gaddie, P.E. Director of Public Works  Finance (Budget Approval): <i>If applicable</i> Division Manager:  County Counselor's Office:	Date: Date: Date: 8/18/11 Date:												

Fiscal Information (to be verified by Budget Office in Finance Department)

- This expenditure was included in the annual budget.
- Funds for this were encumbered from the _____ Fund in _____.
- There is a balance otherwise unencumbered to the credit of the appropriation to which the expenditure is chargeable and there is a cash balance otherwise unencumbered in the treasury to the credit of the fund from which payment is to be made each sufficient to provide for the obligation herein authorized.
- Funds sufficient for this expenditure will be/were appropriated by Ordinance # _____
- Funds sufficient for this appropriation are available from the source indicated below.

Account Number:	Account Title:	Amount Not to Exceed:

- This award is made on a need basis and does not obligate Jackson County to pay any specific amount. The availability of funds for specific purchases will, of necessity, be determined as each using agency places its order.
- This legislative action does not impact the County financially and does not require Finance/Budget approval.

ATTACHMENT TO RLA-2:

Attachments

Plan Commission Public Hearing Summary from July 21, 2016

Location Map

Staff Report

Affidavit of Publication in Independence Examiner

Names/Addresses of Surrounding Property Owners

Copy of letter to said property owners

Map showing current zoning district in area

County Code Chapter 240 – Unified Development Code

County Master Plan – “Strategy for the Future”

Application

Pictures of Property

RZ-2016-537

ATTACHMENT TO RLA 1:

Description:

Lot 6, Blue Springs Plaza, a subdivision in Jackson County, Missouri

RE: RZ-2016-537

Randy Diehl gave the staff report:

Applicant: David E & Kitty M. Snyder

Location: Lot 6, Blue Springs Plaza, aka 5906 S. Minter Road

Area: 1.78 ± acres

Request: Change of zoning from District AG (Agricultural) to District RS (Residential Suburban)

Purpose: Applicant is requesting the change in zoning in order to decrease the building setback requirements for future construction.

Current Land Use and Zoning in the Area:

The zoning in the area is predominantly Agricultural. The land use in the area are single family residences.

Blue Ridge Plaza was platted in 1952. The City of Grain Valley surrounds lots 5 through 10 of Blue Ridge Plaza.

The original house has been razed and the owner is planning on building a new single family residence.

The rezoning to District RS will allow the side yard setbacks to be reduced from 30 feet to 15 feet.

Lot 6 is 110 feet side. This gives the lot 80 feet as opposed to 50 feet of width to build within

The rear yard setback will be reduced from 50 to 20 feet.
The front yard setback will remain 50 feet since this setback was established on the recorded plat.

County Plan:

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

The Residential Suburban District (RS) is intended for detached single family residential use.

Recommendation:

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

Staff recommends APPROVAL of RZ-2016-537

Mr.: Antey: So this is bringing a legal non-conforming into compliance.

Mr. Diehl: Yes.

Mr. Antey: *Are there any questions for Randy?*

Is the applicant here?

Bill Williams: 509 S. Fulton, Butler, MO.

Mr. Antey: *Do you have anything to add to Randy's report?*

Mr. Williams: We are building a new house further back from the old one.

Mr. Antey: *Are there any other questions for the applicant?*

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

There were none.

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

There were none.

Motion to take under advisement.

Mr. Akins moved to take under advisement. Mr. Gibler seconded.

Discussion under advisement

Motion to approve.

Mr. Akins moved to approve RZ-2016-537. Mr. Gibler seconded.

Mr. Tarpley	Approve
Mr. Gibler	Approve
Mr. Haley	Approve
Mr. Crawford	Approve
Mrs. Mershon	Approve

Mrs. Querry	Approve
Mr. Akins	Approve
Chairman Antey	Approve

Motion Carried 8 – 0.

STAFF REPORT

PLAN COMMISSION
July 21, 2016

RE: RZ-2016-537

Applicant: David E & Kitty M. Snyder

Location: Lot 6, Blue Springs Plaza, aka 5906 S. Minter Road

Area: 1.78 ± acres

Request: Change of zoning from District AG (Agricultural) to District RS (Residential Suburban)

Purpose: Applicant is requesting the change in zoning in order to decrease the building setback requirements for future construction.

Current Land Use and Zoning in the Area:

The zoning in the area is predominantly Agricultural. The land use in the area are single family residences.

Blue Ridge Plaza was platted in 1952. The City of Grain Valley surrounds lots 5 through 10 of Blue Ridge Plaza.

The original house has been razed and the owner is planning on building a new single family residence.

The rezoning to District RS will allow the side yard setbacks to be reduced from 30 feet to 15 feet.

Lot 6 is 110 feet side. This gives the lot 80 feet as opposed to 50 feet of width to build within

The rear yard setback will be reduced from 50 to 20 feet.
The front yard setback will remain 50 feet since this setback was established on the recorded plat.

County Plan:

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

The Residential Suburban District (RS) is intended for detached single family residential use

Recommendation:

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

Staff recommends APPROVAL of RZ-2016-537

Respectfully submitted,

Jackson County Public Works
Development Division
Randy Diehl, Administrator

**Plan Commission
July 21, 2016
RZ-2016-537**

Applicants / Property Owners:

**41-110-04-02
Snyder David & Kitty
612 SW Lakeview Dr
Grain Valley MO 64029**

**Williams Billy & Candace
P O Box 326
Butler MO 640730**

**Certified Mail – Return Receipt
Property Owners within 185 feet**

41-110-04-07-00-0-00-000
B & L BANK
P O BOX 190
LEXINGTON MO 64067

36-740-07-01-00-0-00-000
B & L BANK

41-110-02-20-00-0-00-000
BAMESBERGER NORMAN & HELENE
9521 KEYSTONE DR
LEES SUMMIT MO 64086

36-740-07-03-00-0-00-000
CALVERT PHILLIP - TR
18 R STREET
LAKE LOTAWANA MO 64086

41-110-04-03-00-0-00-000
HENSLEY MICHAEL D
304 SE 8TH STREET
OAK GROVE MO 64075

41-110-04-01-00-0-00-000
KEY ALBERT R JR & WANDA
5902 S MINTER RD
GRAIN VALLEY MO 64029

41-110-03-22-00-0-00-000
MARBLE WALTER E
307 S MINTER
GRAIN VALLEY MO 64029

41-110-03-20-00-0-00-000
MCKENNA PROPERTIES LLC
8320 WESTRIDGE
RAYTOWN MO 64138

41-110-04-04-00-0-00-000
THURN LARRY
12915 E 50TH TER S
INDEPENDENCE MO 64055

41-110-03-21-00-0-00-000
TUSTANOWSKI GLENNA
305 S MINTER
GRAIN VALLEY MO 64029

Ord. 4877



SW EAGLES PKWY

SW MINTER WAY

BLUE BRANCH DR

BLUE BRANCH DR

BLUE BRANCH CT

S MINTER RD

S MINTER RD

SW EAGLES PKWY

EA HWY

AG

AG

RE

AG

LI

LI

JACKSON COUNTY, MISSOURI
APPLICATION FOR CHANGE OF ZONING

Ord. 4877

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- 2016-537

Date filed 6-7-16 Date of hearing 7-21-16

Date advertised 7-6-16 Date property owners notified 7-6-16

Date signs posted 7-6-16

Hearings: Heard by PC Date 7-21-16 Decision _____

Heard by _____ Date _____ Decision _____

Heard by _____ Date _____ Decision _____

BEGIN APPLICATION HERE:

1. Data on Applicant(s) and Owner(s):
 - a. Applicant(s) Name: DAVID + KITTY SNYDER
Address: 5906 S MINTON RD
Blue Springs
Phone: _____
 - b. Owner(s) Name: DAVID + KITTY SNYDER
Address: 612 SW LAKEVIEW DR
Phone: 816-728-8391 Grain Valley, MO 64029
 - c. Agent(s) Name: _____

Address: _____

Phone: _____

d. Applicant's interest in Property: _____

2. General location (Road Name) 5906 S Minter Road

3. Present Zoning AG Requested Zoning RS

4. AREA (sq. ft. / acres) 1.78

5. Legal Description of Property: (Write Below or Attached 9)

Blue Springs PLAZA Lot 6

6. Present Use of Property: Vacant - old house torn down

7. Proposed Use of Property: Single Family House

8. Proposed Time Schedule for Development: 6-8 month

9. What effect will your proposed development have on the surrounding properties?

Will increase Adjacent Values

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:

a. Water Water District 17

b. Sewage disposal Water District 17 / City of GV

c. Electricity ICEPL

d. Fire and Police protection Central Jackson CTY

12. Describe existing road width and condition: Paved TWO Lane

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):

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

Property Owner(s)

David Snyder
Kitty M. Snyder

Date

6/6/16
6/6/16

Applicant(s):

David Snyder
Kitty M. Snyder

6/6/16
6/6/16

Contract Purchaser(s):

STATE OF Missouri
COUNTY OF Jackson

On this 6th day of June, in the year of 2016, before me the undersigned notary public, personally appeared David Snyder and Kitty M. Snyder

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

Linda Gail Allen

Commission Expires 01/19/2019



LINDA GAIL ALLEN
My Commission Expires
January 19, 2019
Jackson County
Commission #14492715

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	<u><i>[Signature]</i></u>	Date	<u>7-6-16</u>
Property Owner(s)	<u>Candace D. Williams</u>		<u>7-6-16</u>
Applicant(s):	<u><i>[Signature]</i></u>		<u>7-6-16</u>
	<u>Candace D. Williams</u>		<u>7-6-16</u>
Contract Purchaser(s):	<u><i>[Signature]</i></u>		<u>7-6-16</u>
	<u>Candace D. Williams</u>		<u>7-6-16</u>

STATE OF Missouri
COUNTY OF Bates

On this 6th day of July, in the year of 2016, before me the undersigned notary public, personally appeared Candace & Betty Williams

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 Letitia A Foster Commission Expires 02/13/2018

Letitia A. Foster
Notary Public - Notary Seal
No. 14499559
State of Missouri - Bates County
My commission expires February 13, 2018

Ord. 4877



Ord. 4877



Ord. 4877

BLUE BRANCH DR

S MINTER RD

S MINTER RD

5902

5906

5910

