

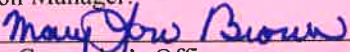
# REQUEST FOR LEGISLATIVE ACTION

Completed by County Counselor's Office:

~~Res~~/Ord No.: 4762

Sponsor(s): xxxxxxxxx

Date: August 3, 2015

SUBJECT	Action Requested <input type="checkbox"/> Resolution <input checked="" type="checkbox"/> Ordinance  Project/Title: <u>Janice Pule Case No. RZ-2015-520</u>											
BUDGET INFORMATION <i>To be completed By Requesting Department and Finance</i>	<table border="1" data-bbox="305 487 1182 802"> <tr> <td>Amount authorized by this legislation this fiscal year:</td> <td style="text-align: right;">\$</td> </tr> <tr> <td>Amount previously authorized this fiscal year:</td> <td style="text-align: right;">\$</td> </tr> <tr> <td>Total amount authorized after this legislative action:</td> <td style="text-align: right;">\$</td> </tr> <tr> <td>Amount budgeted for this item * (including transfers):</td> <td style="text-align: right;">\$</td> </tr> <tr> <td>Source of funding (name of fund) and account code number; FROM / TO</td> <td>FROM ACCT  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:	\$											
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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, Zoning Compliance Supervisor, 881-4577											
REQUEST SUMMARY	Requesting a change of zoning from District AG (Agricultural) on 7.78 ± acres to District RE (Residential Estates). The 7.78 ± acres are located in Section 03, Township 49, Range 30, in Jackson County, Missouri, aka 29305 E. Moreland School Road. The 7.78 ± acres will be platted as a one lot subdivision, Pule's Homestead, 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 7 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	Date:										
	Finance (Budget Approval): <i>If applicable</i>	Date:										
	Division Manager: 	Date: 7/25/15										
	County Counselor's Office:	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 16, 2015

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

Photos of Property

Preliminary Plat of Pule’s Homestead

**RZ-2015-520**

**ATTACHMENT TO RLA 1:**

**Description:**

All that part of the Southwest Quarter of Section 9, Township 48 North, Range 30 West, in Jackson County, Missouri, described as follows:

Beginning at the Northwest Corner of said Southwest Quarter; thence South 88 degrees 16 minutes 19 seconds East along the North line of said Southwest Quarter, 588.99 feet; Thence South 02 degrees 03 minutes 08 seconds West, 1314.56 feet to a point on the South line of the Northwest Quarter of the Southwest Quarter of Section 9; Thence North 88 degrees 16 minutes 34 seconds West along said East line, 589.63 feet to the Southwest Corner of the Northwest Quarter of the Southwest Quarter of said Section 9; thence North 02 degrees 04 minutes 48 seconds East along the West line of the Southwest Quarter of said Section 9, 1314.60 feet to point of beginning.

# Jackson County Plan Commission Summary of Public Hearing

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**Date:** July 16, 2015

**Place:** Independence City Hall,  
Conference Room D  
111 E Maple, Independence, MO

**Attendance:** Chairman Antey  
  
Mr. Gibler  
Mr. Haley  
Mr. Crawford  
  
Mrs. Querry  
Mr. Akins  
Mr. Pointer

**Staff:** Randy Diehl  
Amy Keister  
Jay Hayden

Mr. Pointer and Mr. Tarpley were absent.

### **Call to Order/Roll Call**

At 8:30 am Chairman Antey called to order the July 16, 2015 meeting of the Plan Commission and asked that the roll call be taken.

### **Approval of Record**

Chairman Antey asked for a motion to approve the record of May 21, 2015. Mr. Akins made a motion to approve. Mr. Gibler seconded the motion. Voice vote.

Minutes of the May 21, 2015 Plan Commission meeting approved, 7-0.

### **Public Hearings**

Chairman Antey swore in all persons present who would like to give testimony at the public hearings.

**RE: RZ-2015-520**

**Randy Diehl gave the staff report**

**Applicant:** Janice Pule

**Location:** Section 03, Township 49, Range 30,  
29305 E. Moreland School Road

**Area:** 7.78 ± acres

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

**Purpose:** Applicant is requesting the change in zoning in order to subdivide  
property into a one lot subdivision to be known as Pule's Homestead.

**Current Land Use and Zoning in the Area:**

The zoning in the area is a mix of Agricultural and District RE. Land use being single family residences. In the immediate area there are seven subdivisions, four of which are within District RE. The other three were created prior to the adaptation of the Unified Development Code in 1995, and are within District AG. One of those is within a CUP (Community Unit Plan) which is similar to a planned zoning within the guidelines of the UDC.

The applicant owns 17.78 ± acres. 7.78 acres will become the proposed lot, and the remaining 10 acres will remain within District AG.

**County Plan:**

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

The Residential Suburban District (RE) is appropriate for the Urban Development Tier.

**Recommendation:**

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

Staff recommends APPROVAL of RZ-2015-520

Respectfully submitted,

Randy Diehl  
Zoning Compliance Supervisor

Planning and Zoning Division

Mr. Antey:

Are there any questions for Randy?

Mr. Haley: Where are the utilities for the property?

Mr. Diehl: The applicant may be able to answer that question.

Mr. Antey: Why RE as opposed to RR for this piece?

Mr. Diehl: This zoning could have gone either way. The RE is the minimum and we felt it would keep the consistency with the other lots in the area. There is a 9 acres lot within a three lot subdivision that was approved across the road.

Mr. Antey: The reason I was asking is that with 7.78 acres, you could subdivide that into two lots.

Mr. Diehl: Only if there was enough road frontage. This lot is approximately 255 feet wide. To subdivide they would need in excess of 360 feet. To lot could not be subdivided.

Is the applicant present?

Janice Pule  
29209 SE Moreland School Road  
Blue Springs, Mo

*Do you have anything to add to the staff report?* No

Ms. Pule: I was wondering about the address from the report?

Mr. Diehl: We preaddressed the future lot.

*Are there any questions for the applicant?*

Mr. Haley: Where are the utilities for the property? Police and Fire.

Ms. Pule: Central Jackson County Fire. We are about a mile and a half from the fire station.

*Is there anyone who is in favor of this application?* (There were none)

*Is there anyone who is opposed or has questions regarding this application? (There were none)*

Mrs. Query moved to take under advisement? Mr. Akins seconded.

Mrs. Mershon motioned to approve RZ-2014-520. Mr. Haley seconded.

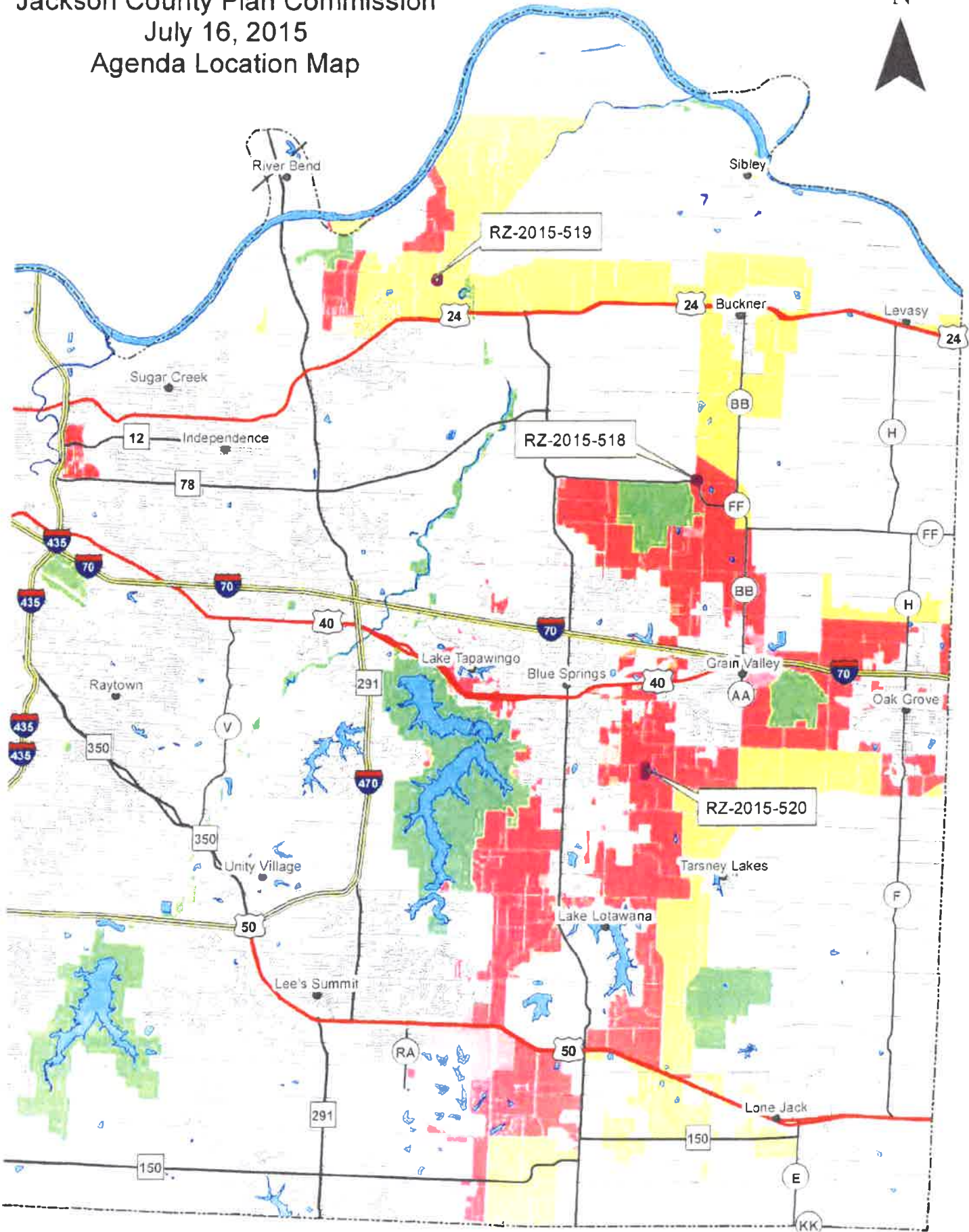
Mr. Akins	Approve
Mrs. Query	Approve
Mr. Gibler	Approve
Mr. Haley	Approve
Mr. Crawford	Approve
Mrs. Mershon	Approve
Chairman Antey	Approve

Motion Carried 7 – 0.

**Meeting adjourned 8:50**



Jackson County Plan Commission  
July 16, 2015  
Agenda Location Map



**STAFF REPORT**

**PLAN COMMISSION**

**July 16, 2015**

**RE: RZ-2015-520**

**Applicant:** Janice Pule

**Location:** Section 03, Township 49, Range 30,  
29305 E. Moreland School Road

**Area:** 7.78 ± acres

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

**Purpose:** Applicant is requesting the change in zoning in order to subdivide property into a one lot subdivision to be known as Pule's Homestead.

**Current Land Use and Zoning in the Area:**

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**Recommendation:**

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

Staff recommends APPROVAL of RZ-2015-520

Respectfully submitted,

Randy Diehl  
Zoning Compliance Supervisor

Planning and Zoning Division

**Plan Commission  
July 16, 2015  
RZ-2015-520**

**Applicants / Property Owners:**

**41-600-03-09  
Janice K Pule  
29209 SE Moreland School Road  
Blue Springs MO 64014**

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

**41-600-02-11-00-0-00-000  
WILLEY MICHAEL B  
CHAVEZ VALERIE L  
29204 SE MORLAND SCHOOL ROAD  
BLUE SPRINGS MO 64014**

**41-600-03-21-00-0-00-000  
GLASSCOCK DOUGLAS & RITA  
7401 S COOK ROAD  
GRAIN VALLEY MO 64029**

**41-600-03-08-02-0-00-000  
OWINGS WILLIAM & BEVERLY  
29401 SE MORLAND SCHOOL ROAD  
BLUE SPRINGS MO 64014**

**41-600-02-40-00-0-00-000  
STARK JAMES A-TRUSTEE  
FORD KATHY-TRUSTEE  
29404 SE MORLAND SCHOOL ROAD  
BLUE SPRINGS MO 64014**

**41-600-02-39-00-0-00-000  
LONG ELGIE L SR & WILLIE A  
103 S ARLINGTON  
INDEPENDENCE MO 64053**





# Jackson County Zoning Map

**Legend**

185' Notification Area

**Pending Rezoning**

**Zoning**

Residential Ranchette

Residential Suburban

Residential Estates

Streets

Tax Parcels

**Rezoning**

**Zoning**

RR-Residential Ranchette

RRp-Residential Ranchette-Planned

RE-Residential Estates

RS-Residential Suburban

RU-Residential Urban

A(r)-Single-Family

B(r)-Two-Family

C(r)-Multi-Family

A1-Mobile Homes District

ROp-Residential Office-Planned

LB-Local Business

LBp-Local Business-Planned

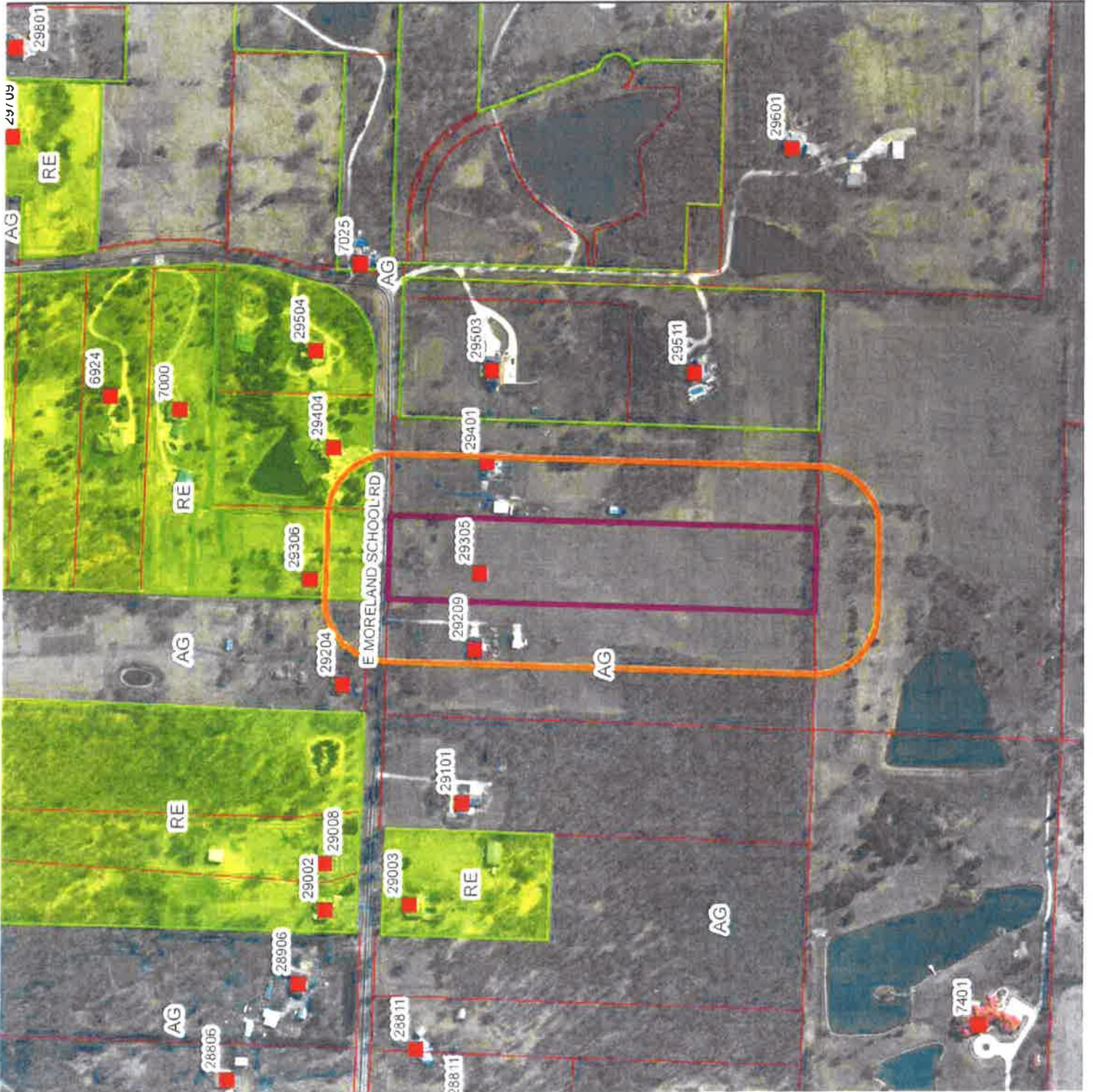
GB-General Business

GBp-General Business-Planned

LI-Light Industrial

LIp-Light Industrial-Planned

HI-Heavy Industrial



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- 2015- 520

Date filed 6-15-15 Date of hearing 7-16-15

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:

I. Data on Applicant(s) and Owner(s):

a. Applicant(s) Name: Janice Kay Pule

Address: 29209 SE Moreland School Rd  
Blue Springs, MO 64014

Phone: 816-678-5204

b. Owner(s) Name: Janice Kay Pule

Address: 29209 SE Moreland School Rd

Phone: 816-678-5204

c. Agent(s) Name: N/A

Address: \_\_\_\_\_

Phone: \_\_\_\_\_

d. Applicant's interest in Property: \_\_\_\_\_

2. General location (Road Name) 29209 SE Moreland School Rd  
Blue Springs, MO, 64014, Eastern 7.78 Acres
3. Present Zoning Residential Requested Zoning Residential
4. AREA (sq. ft. / acres) 7.78 acres. Approx

wide

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

6. Present Use of Property: Pasture

7. Proposed Use of Property: Residential

8. Proposed Time Schedule for Development: 1-12 months

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? N/A

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

a. Water PWSID # 17 Jackson County no effect

b. Sewage disposal Septic / Pond no effect

c. Electricity KCPL no effect

d. Fire and Police protection Central Jackson County Jackson County Sheriff's

12. Describe existing road width and condition: 2 lane / paved

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13. What effect will proposed development have on existing road and traffic conditions? None

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

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

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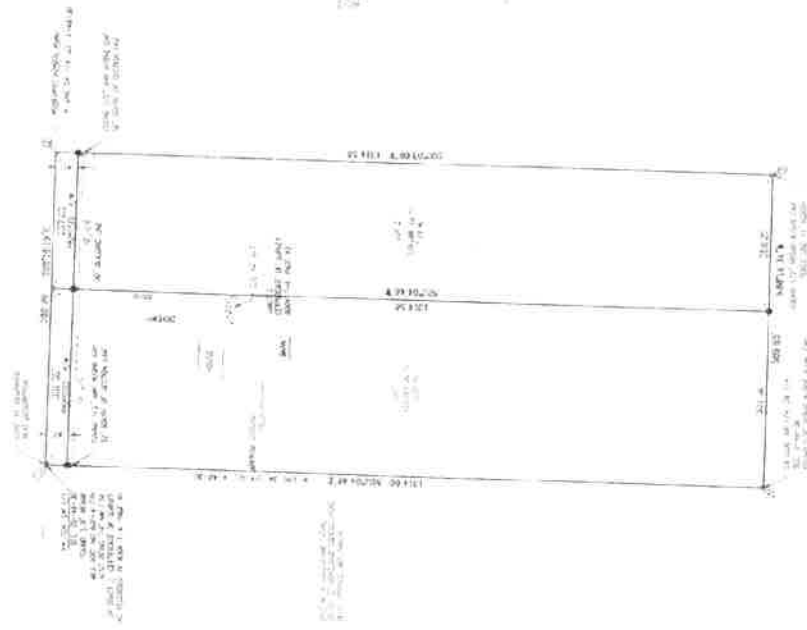








FINAL PLAT  
 POLE'S HOMESTEAD, LOTS 1 & 2  
 A PART OF THE SW 1/4  
 SEC. 09, TWP. 48, RG 30  
 JACKSON COUNTY, MISSOURI  
 CLASS OF PROPERTY - SUBURBAN



SECTION 1  
 28.20' NORTH 47.00' WEST  
 4.21' 10.20' EAST  
 28.20' SOUTH 19.00' WEST  
 4.21' 10.20' EAST

SECTION 2  
 4.21' 10.20' NORTH 47.00' WEST  
 28.20' SOUTH 19.00' WEST  
 4.21' 10.20' EAST

ADDITIONAL NOTES  
 1. THE PLAT IS SUBJECT TO ALL APPLICABLE ZONING ORDINANCES AND REGULATIONS.  
 2. THE PLAT IS SUBJECT TO ALL APPLICABLE EASEMENTS AND RIGHTS.  
 3. THE PLAT IS SUBJECT TO ALL APPLICABLE TAXES AND FEES.

NO.	DESCRIPTION	AMOUNT
1	PLAT FEE	100.00
2	RECORDING FEE	50.00
3	NOTARY FEE	25.00
4	ADDITIONAL FEES	0.00
5	TOTAL	175.00

RECORDING CERTIFICATE  
 I, \_\_\_\_\_, County Clerk of Jackson County, Missouri, do hereby certify that the foregoing plat is a true and correct copy of the original as filed in my office on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

WITNESSED BY ME AND MY CLERK at Jackson, Missouri, this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

SECTION 1  
 28.20' NORTH 47.00' WEST  
 4.21' 10.20' EAST  
 28.20' SOUTH 19.00' WEST  
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 I, \_\_\_\_\_, County Clerk of Jackson County, Missouri, do hereby certify that the foregoing plat is a true and correct copy of the original as filed in my office on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

FINAL PLAT OF  
 POLE'S HOMESTEAD, LOTS 1 & 2  
 A SUBDIVISION IN JACKSON COUNTY, MISSOURI  
 BOUNDARY & CONSTRUCTION  
 SURVEYING, INC.  
 1000 N. MAIN ST., JACKSON, MISSOURI 64501  
 PHONE: 783-2345