

Request for Legislative Action

Date: August 9, 2021

Completed by County Counselor's Office			
Action Requested:	Ordinance	Res.Ord No.:	5533
Sponsor(s):	Tony Miller	Legislature Meeting Date:	8/9/2021

Introduction
Action Items: ['Authorize']
Project/Title:
Rick and Rhonda Roll - RZ-2021-611

Request Summary
<p>Requesting a change of zoning from District AG (Agricultural) on 1.03 ± acres to District RS (Residential suburban). The purpose is to decrease the building setback lines for future construction at 25702 E 130th Street.</p> <p>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.</p> <p>The Jackson County Plan Commission held a public hearing on July 15, 2021 and accepted testimony pertaining to the rezoning request.</p> <p>The Plan Commission voted 5 to 0 to recommend <u>APPROVAL</u> to the County Legislature.</p>

Contact Information			
Department:	Public Works	Submitted Date:	7/22/2021
Name:	Randy D. Diehl	Email:	RDiehl@jacksongov.org
Title:	Administrator	Phone:	816-881-4577

Budget Information			
Amount authorized by this legislation this fiscal year:			\$ 0
Amount previously authorized this fiscal year:			\$ 0
Total amount authorized after this legislative action:			\$
Is it transferring fund?			No
Single Source Funding:			
Fund:	Department:	Line Item Account:	Amount:
			!Unexpected End of Formula

Request for Legislative Action

Prior Legislation	
Prior Ordinances	
Ordinance:	Ordinance date:
Prior Resolution	
Resolution:	Resolution date:

Purchasing	
Does this RLA include the purchase or lease of supplies, materials, equipment or services?	No
Chapter 10 Justification:	
Core 4 Tax Clearance Completed:	
Certificate of Foreign Corporation Received:	
Have all required attachments been included in this RLA?	

Compliance	
Certificate of Compliance	
Not Applicable	
Minority, Women and Veteran Owned Business Program	
Goals Not Applicable for following reason: Not spending money	
MBE:	.00%
WBE:	.00%
VBE:	.00%
Prevailing Wage	
Not Applicable	

Fiscal Information	
<ul style="list-style-type: none"> This legislative action does not impact the County financially and does not require Finance/Budget approval. 	

Request for Legislative Action

History

Randy D. Diehl at 7/22/2021 1:31:40 PM - [Submitted |]

Department Director: Brian Gaddie at 7/22/2021 2:16:36 PM - [Approved |]

Finance (Purchasing): Barbara J. Casamento at 7/22/2021 2:30:26 PM - [Not applicable |]

Compliance: Katie M. Bartle at 7/23/2021 9:37:29 AM - [Approved | eRLA 178]

Finance (Budget): Mary Rasmussen at 7/23/2021 10:00:40 AM - [Not applicable |]

Executive: Troy Schulte at 7/23/2021 10:32:54 AM - [Approved |]

Legal: Elizabeth Freeland at 7/30/2021 4:00:24 PM - [Approved |]

RZ-2021-611

ATTACHMENT 1: PROPERTY DESCRIPTION

Description:

Lot 10, Trophy Estates, a subdivision in Jackson County, Missouri

RZ-2021-611

ATTACHMENT 2: ZONING SUPPORT DOCUMENTATION

Attachments

Plan Commission Public Hearing Summary from July 15, 2021

Staff Report

Location Map

Zoning map of surrounding area

Names/Addresses of Surrounding Property Owners

Copy of letter to said property owners

Application

Aerial of location

Pictures of Property

STAFF REPORT

PLAN COMMISSION July 15, 2021

RE: RZ-2021-611

- Applicant:** Rick and Rhonda Roll
- Location:** Lot 10, Trophy Estates, Jackson County, Missouri, 25702 E. 130th Street
- Area:** 1.03 ± 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 within the platted subdivision is single family residences. Trophy Estates was platted in 1977 and 1979. The Zoning Order (adopted in 1960) in place at the time did not requirement a change in zoning for platted lots. Therefore the zoning for Trophy Estates is Agricultural.

There have been 9 lots rezoned to Residential Suburban District for the same purpose as this application.

The South side yard setback will be reduced from 30 feet to 15 feet.
The rear yard setback will be reduced from 50 to 20 feet.
The front yard setback will remain 75 feet and the street side yard setback will remain at 65 feet, since these setbacks were established on the recorded plat.

County Plan:

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

Recommendation:

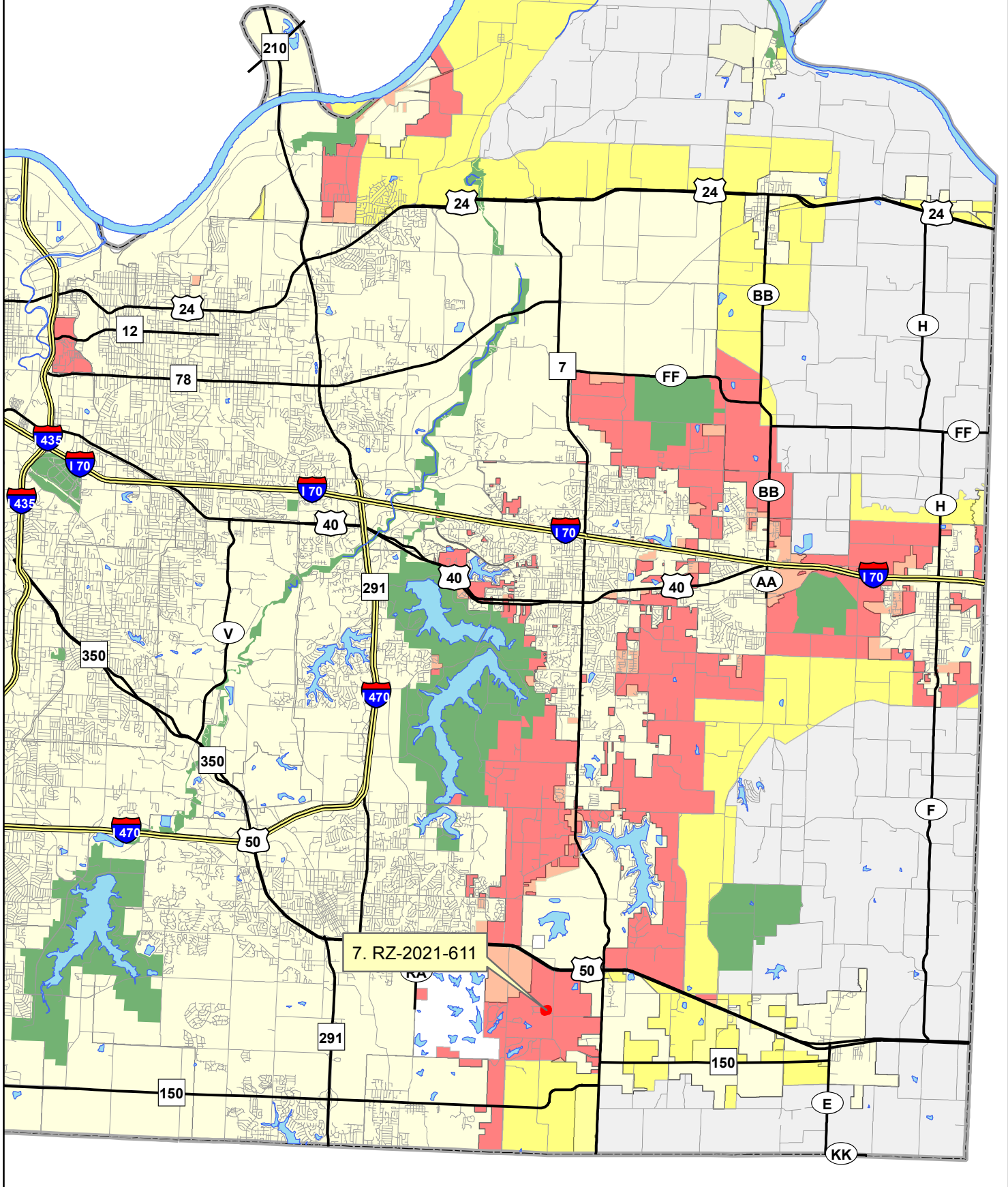
This request for rezoning is consistent with the intent and purpose of the County Plan.

Staff recommends APPROVAL of RZ-2021-611

Respectfully submitted,

Jackson County Public Works
Development Division
Randy Diehl, Administrator

Jackson County Plan Commission
July 15, 2021
Agenda Location Map





RS

RS

AG

RS

RS

RS

E 130TH ST

S HOWARD ST

RS

RS

130TH TER

RS

AG

RS

E 130TH TER

HOWARD ST

RS

RS

AG

RS

E 130TH ST

Plan Commission July 15, 2021

RZ-2021-611

Property Owners Within 185 feet

Parcel	owner	address	city	state	zip
60-700-04-14-00-0-00-000	TURNER KENNETH J III & JANETTE L	25706 E 130TH ST	GREENWOOD	MO	64034
60-700-04-64-00-0-00-000	RIDER CYNTHIA-TRUSTEE	12914 S HARRIS RD	GREENWOOD	MO	64034
60-700-04-04-00-0-00-000	KACZYNSKI JOHN A JR & REBECCA L TR	13000 S HARRIS RD	GREENWOOD	MO	64034
60-700-04-11-00-0-00-000	ANDERSON R P & MARTHA KAY	25612 E 130TH ST	GREENWOOD	MO	64034
60-700-04-65-00-0-00-000	KACZYNSKI JOHN A JR & REBECCA L TR	13000 S HARRIS RD	GREENWOOD	MO	64034
60-700-04-12-00-0-00-000	HARRISON TED M & PHYLLIS J-TR	25703 E 130TH ST	GREENWOOD	MO	64034
60-700-04-10-00-0-00-000	UNGEHEIER SAMUEL F & MARLA M	25611 E 130TH ST	GREENWOOD	MO	64034
60-700-04-16-00-0-00-000	GRAHAM STEPHEN J & BETH A TR	25705 E 130TH TERR	GREENWOOD	MO	64034
60-700-04-05-00-0-00-000	KACZYNSKI JOHN A JR & REBECCA L TR	13000 S HARRIS RD	GREENWOOD	MO	64034
60-700-04-09-00-0-00-000	PAP BARBARA J-TR	12915 SE HOWARD RD	GREENWOOD	MO	64034
60-700-04-13-00-0-00-000	ROLL RICK R & RHONDA	25702 E 130TH ST	GREENWOOD	MO	64034



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

June 30, 2021

RE: Public Hearing: RZ-2021-611
Rick & Rhonda Roll

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 Rick & Rhonda Roll for a change of zoning from District AG (Agricultural) on 1.5 ± acres to District RS (Residential Suburban). The 1.5 ± acres are legally described as Lot 10, Trophy Estates, Jackson County, Missouri, aka 25702 E. 130th Street.

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 15, 2021 at 8:30 a.m. in the Brady Courtroom, 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- 2021-611
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: Rick Roll and Rhonda Roll
Current Mailing Address: 25702 E 130th St. Greenwood MO 64034
Phone: 816-536-9162 email: RROLL90@GMAIL.COM
 - b. Legal Owner of Property: Rick Roll
Current Mailing Address: 25702 E 130th St. Greenwood Mo. 64034
Phone: 816-536-9162 email: RROLL90@GMAIL.COM
 - b. Legal Owner of Property: Rhonda Roll 25702 E 130th St Greenwood Mo. 64034
Current Mailing Address: _____
Phone: 816-547-1893 email: RHONDA.ROLL@GMAIL.COM

2. General location (Road Name) E 130th St. Greenwood Mo.

3. Present Zoning AGRICULTURE Requested Zoning RESIDENTIAL RS

4. AREA (sq. ft. / acres) ONE ACRE

5. Legal Description of Property: (Write Below or provide copy of deed and survey)

Trophy Estates 20th #10

6. Present Use of Property: RESIDENTIAL (HOME)

7. Proposed Use of Property: RESIDENTIAL (HOME) Building LARGE GARAGE

8. Proposed Time Schedule for Development: FALL 2021 - SPRING 2022

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 Provider LEE'S SUMMIT WATER UTILITIES, NO EFFECT

b. Sewage disposal: Onsite Waste Water Public Sewer Collection Dept Independence NO EFFECT

c. Electricity ENERGY NO EFFECT

d. Fire and Police protection GREENWOOD NO EFFECT

12. Describe existing road width and condition: APPROX 25' Good 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 6/03/2021
Property Owner(s) Rhonda R. Ruel 6 03 / 2021

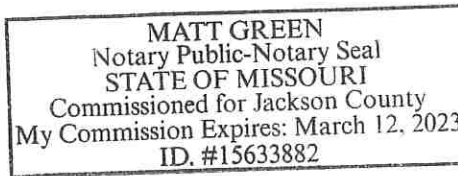
STATE OF Missouri
COUNTY OF Jackson

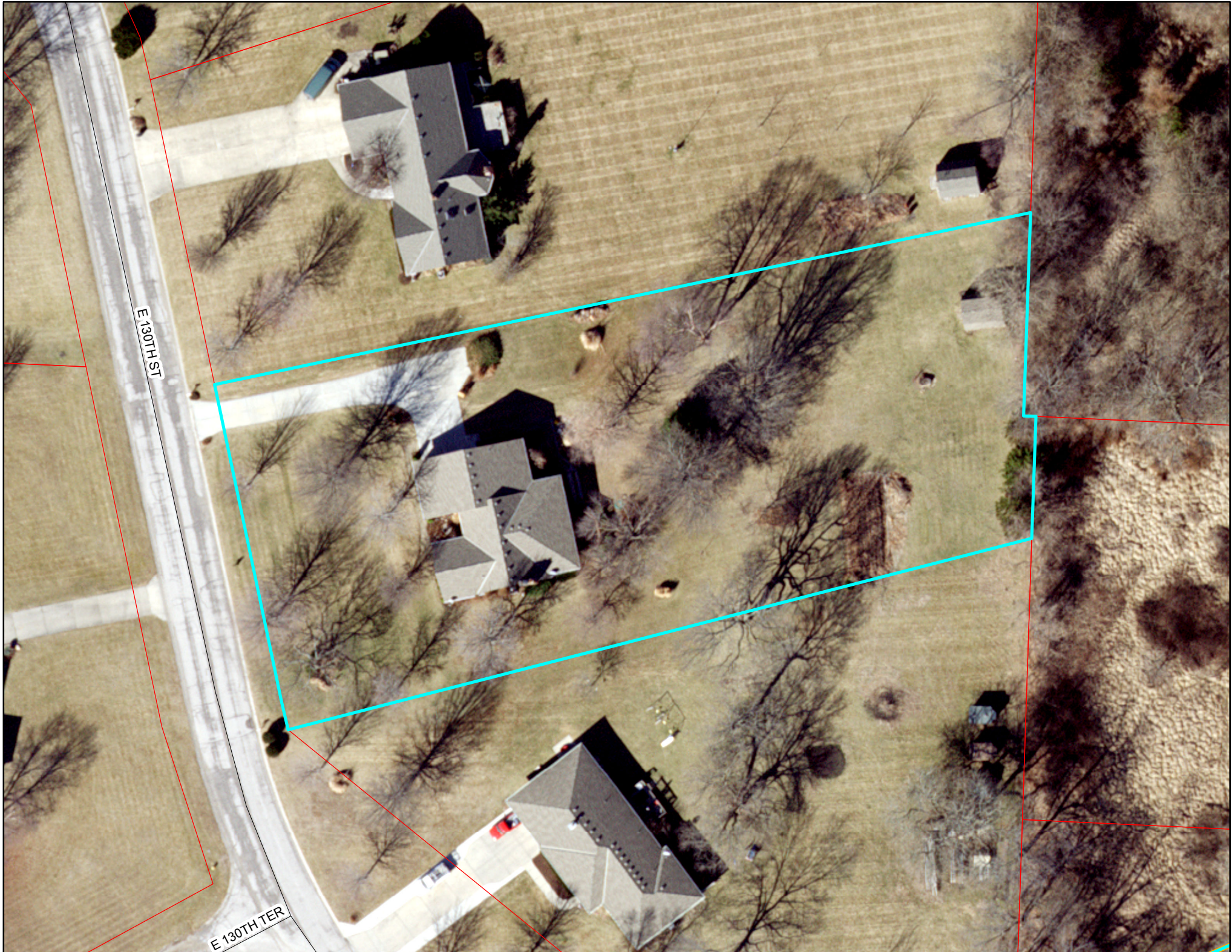
On this 3rd day of June, in the year of 2021, before me the undersigned notary public, personally appeared Rhonda and Rick Roll

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  Commission Expires 3/12/23





E 130TH ST

E 130TH TER



SILVERADO
20D-B12

