

RZ-2026-709**ATTACHMENT 1: PROPERTY DESCRIPTION****Description:**

Part of the Southeast Quarter of the Northwest Quarter of Section 9, Township 48, Range 30, Jackson County, Missouri, described as follows:
Commencing at the Southeast corner of the Northwest corner of said section 9; thence North 88 degrees 11 minutes 53 seconds West, along the South line of said Quarter Quarter, a distance of 1317.14 feet, to the Southwest corner of the Southeast corner of the Northwest Quarter of said Section 9; thence North 01 degree 39 minutes 47 seconds East, along the West line of said Quarter Quarter, being also the West line of Lot 1, Easy Acres, a subdivision in Jackson County Missouri, a distance of 160.71 feet, to the Northwest corner of said Lot 1, Easy Acres, also being the true point of beginning; thence continuing North 01 degree 39 minutes 47 seconds East, a distance of 68.18 feet, to the south corner of a tract of land described in Document Number 1998I0038196, in Jackson County Missouri, said point being 228.89 feet North of Southwest corner of said Quarter Quarter; thence North 10 degrees 35 minutes 29 seconds East, along the East line of a tract of land recorded in Document 1998I0038196, a distance of 269.77 feet, to the intersection of said East line and the South line of Dove's Nest, a subdivision in Jackson County, Missouri; thence South 88 degrees 13 minutes 07 seconds East, along South line of said Dove's Nest, a distance of 600.33 feet, to the Northwest corner of Lot 2 of said Easy Acres; thence South 01 degrees 47 minutes 04 seconds West along the West line of said Lot 2, Easy Acres, a distance of 336.90 feet, to the Northeast corner of said Lot 1, Easy Acres; thence North 88 degrees 01 minutes 48 seconds West along the North line of said Lot 1 Easy Acres a distance of 648.49 feet, to the Northwest corner of said Lot 1, also being the true point of beginning.

RZ-2026-709

ATTACHMENT 2: ZONING SUPPORT DOCUMENTATION

Attachments

Plan Commission Public Hearing Summary of January 15, 2026

Staff Report

Zoning map of surrounding area

Names and addresses of surrounding property owners

Letter to surrounding property owners

Application

Aerial of location

Plan Commission – January 15, 2026

RE: RZ-2026-708

Randy Diehl gave the staff report:

Our next case is RZ-2026-709. Nick Arndorfer. This is a request for a change of zoning from AG Agricultural to Residential Estates on 4.87 acres. The purpose is to create a single family lot at 7003 South Moreland School Road. Zoning in the area is residential and agricultural. Land use is primarily single-family residence. There are developments of similar size in the surrounding area, some created prior to the adoption of the Unified Development Code in 1995, and a few after.

In 1986, the parent 15-acre tract was divided into two pieces. The portion consisting of 10 acres was platted into Easy Acres in September of 1991. The subject tract, the remaining five plus or minus acres, has remained as an unplatted tract.

Prior to 1978, properties divided by a deed would be considered legal nonconforming and would be developable. If it was platted prior to 1995, it would also have a legal nonconforming status. The split of this took place in 1986.

So since neither of those two actions took place, the track is required to be rezoned and platted to be developed.

Staff recommends approval of RZ-2026-709.

Mr. Antey: This brings a legal non-conforming tract into compliance.

Mr. Diehl: If we could find a deed prior to 1978 that created that track, it would be fine. But since they divided that 15 acres in 1986, it was after that. If it had been platted back in 1986, it had been a buildable tract.

Mr. Antey: Any other questions for Randy?

Is the applicant present today

Nick Arndorfer, 400 SW Ryan Road, Grain Valley.

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

Mr. Arndorfer: I do not.

Mr. Antey: Does anyone have any questions for the applicant?

Is there anyone present today that would like to speak in favor of this application?

Is there anyone present that would like to speak that is opposed to or has questions concerning this application?

Cindy Brady, 7025 SE Moreland School Road. I just wanted to know what the setback requirements are on that.

Mr. Diehl: It would be 15 feet on the sides and 30 feet on the rear.

Mr. Antey: Is there anyone else that has any questions concerning this application? Seeing none, I would entertain a motion to go under advisement.

Mr. Crawford moved to take under advisement. Ms. Ryerkerk seconded.

Discussion under advisement

Mr. Antey: I would entertain a motion to approve.

Mr. Smead moved to approve. Ms. Ryerkerk seconded.

Mr. Crawford	Approve
Ms. Ryerkerk	Approve
Mr. Smead	Approve
Mr. Monaco	Approve
Chairman Antey	Approve

Motion Carried 5 – 0

STAFF REPORT

PLAN COMMISSION

January 15, 2026

RE: RZ-2026-709

Applicant: Nick Arndorfer

Location: 7003 S. Moreland School Road

Area: 4.87 ± acres

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

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

Current Land Use and Zoning in the Area:

Zoning in the area is residential and agricultural. The land use is primarily single family residences. There are developments of similar sizes in the surrounding area. Some created prior to the adaptation of the Unified Development Code (UDC) in 1995, and some after its adaption.

1986 the parent 15 acre tract was divided into two separate pieces. The portion consisting of 10 acres was platted into Easy Acres in September of 1991. The subject tract, remaining 5 acres, has remained as an unplatted tract.

Prior to 1987, properties divided by a deed would be considered legal non-conforming and would be developable. If it was platted prior to 1995 it also have the legal non-conforming status.

Since neither of those actions took place, the tract is required to be rezoned and platted, to be a developable lot.

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-2026-709.

Respectfully submitted,

Jackson County Public Works
Development Division
Randy Diehl, Administrator



RE

AG

RS

RE

AG

S MORELAND SCHOOL RD

AG

RE

E MORELAND SCHOOL RD

AG

AG

RE

AG

G

Scale: 1:3,832

RZ-2026-709

Property Owners Within 185 feet

parcel	owner	address	city	state	zip
41-600-02-42-00-0-00-000	KRAFT JON B & VICKI GAIL VALENTINE	7000 SE MORELAND SCHOOL RD	BLUE SPRINGS	MO	64014
41-600-03-14-00-0-00-000	FROST BROOKE L & DAMON T SR-TR	7121 SE MORELAND SCHOOL RD	BLUE SPRINGS	MO	64014
41-600-02-35-00-0-00-000	CHURCH BENJAMIN P & SHARON	7011 E MORELAND SCHOOL RD	BLUE SPRINGS	MO	64014
41-600-02-34-01-0-00-000	BRADY ROBERT & CYNTHIA A	7025 SE MORELAND SCHOOL RD	BLUE SPRINGS	MO	64014
41-600-02-41-00-0-00-000	PILLA DOMINIC G & PAMELA S-TR	29504 SE MORELAND SCHOOL RD	BLUE SPRINGS	MO	64014
41-600-02-49-00-0-00-000	ROBINETT KAREN B & BOSSERT JAMIE L	29709 E MORELAND SCHOOL RD	BLUE SPRINGS	MO	64014
41-600-02-16-01-0-00-000	PREMIUM CUSTOM HOMES LLC	400 SW RYAN RD	GRAIN VALLEY	MO	64029



Jackson County
Public Works Department-Development Division

303 West Walnut Street
Independence MO 64050
Jacksongov.org

December 31, 2025

RE: Public Hearing: RZ-2026-709
Nick Arndorfer

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 Nick Arndorfer for a change of zoning from District AG (Agricultural) on 4.87 ± acres to District RE (Residential Estates). The purpose is to create a single-family lot at 7003 S. Moreland School 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, January 15, 2026, 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 "Phil LeVota".

Jackson County Public Works
Development Division

Phil LeVota, 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-

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: Nick Arndorfer
Address: 400 SW Ryan Rd
 Grain Valley, Mo
 816-215-3410
Phone: _____
 - b. Owner(s) Name: Nick Arndorfer
Address: Same as Applicant
Phone: _____
 - c. Agent(s) Name: _____

Address: _____

Phone: _____

d. Applicant's interest in Property: Owner

2. General location (Road Name) East Moreland School Rd

3. Present Zoning Agricultural Requested Zoning RE-Residential Estates

4. AREA (sq. ft. / acres) 4.87 Acres+/-

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

Attached

6. Present Use of Property: Vacant Residential

7. Proposed Use of Property: Residential

8. Proposed Time Schedule for Development: 1-2 years

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: This plat will not create a new parcel.

a. Water Water-District-17

b. Sewage disposal Onsite

c. Electricity Evergy

d. Fire and Police protection Central Jackson County

12. Describe existing road width and condition: 20 foot wide plus or minus wide asphalt road (millings)

13. What effect will proposed development have on existing road and traffic conditions? This plat will not create a new parcel.

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 _____ Date 12/12/25
Property Owner(s) [Signature] _____

Applicant(s): _____

Contract Purchaser(s): _____

STATE OF _____
COUNTY OF _____

On this 12 day of December, in the year of 2025, before me the undersigned notary public, personally appeared Nick Arndorfer

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 Tracie Stewart Commission Expires 05/24/2029

TRACIE STEWART
Notary Public - Notary Seal
STATE OF MISSOURI
Jackson County
My Commission Expires May 24, 2029
Commission #21948137

