

**RZ-2025-696**

**ATTACHMENT 1: PROPERTY DESCRIPTION**

**Description:**

The North 372 feet of the West 585 feet of the following described tract of land:  
All of the Southwest Quarter of the Southeast Quarter of Section 27, Township 48,  
Range 30, except the North 15 acres and except part in road, Jackson County, Missouri

RZ-2025-696

ATTACHMENT 2: ZONING SUPPORT DOCUMENTATION

Attachments

Plan Commission Public Hearing Summary of May 15, 2025

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

## **Plan Commission - May 15, 2025**

### **Randy Diehl gave the staff report:**

#### **RE: RZ-2025-696**

Mr. Diehl: James Hudgins, 9803 S. Buckner Tarsney Road. The area is five acres. We're going from District AG Agricultural to District RE Residential Estates. The purpose is to create a single-family lot. Zoning in the area is agricultural and residential land use, single-family residences. Property sizes range from an acre to larger tracts. A few of these tracts are used for agricultural purposes. The applicant is wishing to create a single-family lot to construct a home. The tract is approximately 585 feet by 373 feet in size. Taking into account for the right-of-way of Buckner Tarsney Road, this leaves the proposed lot at 4.54 acres. The width and the length meet the requirements for District RR. However, it leaves a deficit in the acreage. District RE would be the appropriate district for this request. There are similar zoned lots to the north of Colbern Road and south at Webster Road. And we are reviewing the subdivision plat. We will review the driveway location along with that. So, as you can see (indicating on the map), we're kind of in the top there in the yellow. We've got RE zoning up at Colbern. We've got a mix of RE and RR. Down to the south, a mix of RE and RR as well. So, this is not out of line with the development, and it fits because of the acreage. Like I said, they've got the width and the depth. It's just that it's too much of a deficit to allow a little bit of fluctuation in that. So that's why we're recommending RE instead of RR.

Mr. Lake: Can you point out exactly where the property is on the map, please? In conjunction with Colbern Road.

Mr. Diehl: (Pointing on map) That's the subject property. There's Colbern. Down here is Webster and Hammond.

Mr. Lake: Okay, so that's just south of Colbern Road, right? Sometimes I ask questions because I know the answer for everybody else to follow along. Okay. Thank you.

Mr. Antey: Are there any questions for Randy?

There were none

Mr. Antey: Is the applicant present?

James Hutchins: 9807 S. Buckner Tarsney Road.

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

Mr. Hudgins: No, I do not.

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

There were none

Mr. Antey: Seeing none, I would entertain a motion to take this under advisement.

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

*Discussion under advisement*

Mr. Antey: We are under advisement. Any comments from the commission?

Mr. Lake moved to approve. Mr. Horn seconded.

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

Motion Carried 7 – 0

## **STAFF REPORT**

### **PLAN COMMISSION**

**May 15, 2025**

**RE: RZ-2025-696**

**Applicant:** James W Hudgins

**Location:** 9803 S. Buckner Tarsney Road

**Area:** 5.00 ± 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:**

The zoning in the area is Agricultural and Residential.

Land use is single family residences. Property sizes range from 1.00 acres to larger tracts. There are a few tracts being used for agricultural purposes.

The applicant wishes to create a single-family lot to construct a home. The tract is approximately 585 feet by 373 feet in size. Taking account for the right of way for Buckner Tarsney Road, this leaves the proposed lot at 4.54 acres.

The width and length meet the requirements for District RR (Residential Ranchette); however, it leaves a deficit with acreage. District RE (Residential Estates) would be the appropriate district for this request. There are similar zoned lots to the North at Colbern Road and to the South at Webster Road.

The subdivision plat is under review by staff.

#### **County Plan:**

The County Plan Development Diagram illustrates this area within the Suburban Development Tier (SDT).

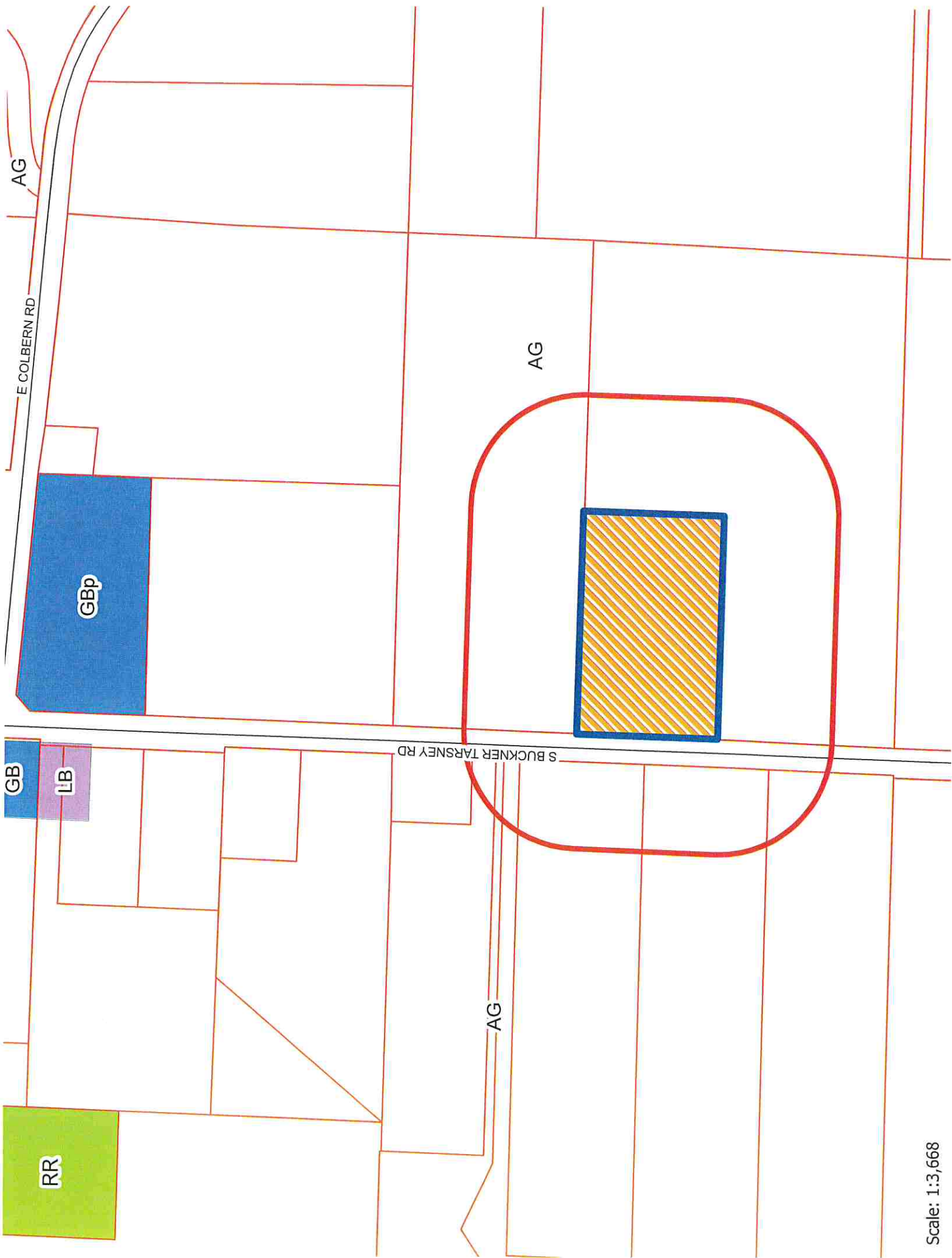
**Recommendation:**

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

Staff recommends APPROVAL of RZ-2025-696.

Respectfully submitted,

Jackson County Public Works  
Development Division  
Randy Diehl, Administrator



RZ-2025-696

Property Owners Within 300 feet

parcel	owner	address	city	state	zip
55-400-03-10-00-0-00-000	WINTEROWD DEBORAH A & CARL T	9706 S BUCKNER TARSNEY RD	GRAIN VALLEY	MO	64029
55-400-03-07-01-6-00-000	WINTEROWD DEBORAH A & CARL T	9706 S BUCKNER TARSNEY RD	GRAIN VALLEY	MO	64029
55-400-03-23-01-0-00-000	PALUMBO PATSY J JR & STACEY	9714 S BUCKNER TARSNEY RD	GRAIN VALLEY	MO	64029
55-400-03-23-02-0-00-000	BROWN MATTHEW C & MELANIE N	9720 S BUCKNER TARSNEY RD	GRAIN VALLEY	MO	64029
55-400-03-07-01-2-00-000	HILL BRADLEY J & JOAN C	9716 S BUCKNER TARSNEY RD	GRAIN VALLEY	MO	64029
55-400-03-07-02-0-00-000	BUSHATZ TODD J & MEREDITH A	9808 S BUCKNER TARSNEY RD	GRAIN VALLEY	MO	64029
55-400-03-07-01-3-00-000	CROMER JOSEPH I & CYNTHIA L-TRUSTEES	9820 S BUCKNER TARSNEY RD	GRAIN VALLEY	MO	64029
55-400-04-09-00-0-00-000	KNIGHT NICHOLAS P & JESSICA M	9709 S BUCKNER TARSNEY RD	GRAIN VALLEY	MO	64029
55-400-04-19-00-0-00-000	HUDGINS JAMES W & IDONNA R	9807 S BUCKNER TARSNEY 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

April 30, 2025

RE: Public Hearing: RZ-2025-696  
James Hudgins

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 for a change of zoning from District AG (Agricultural) on 5.00 ± acres to District RE (Residential Estates). The purpose is to create a single-family lot at 9803 S. Buckner Tarsney 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, May 15, 2025, at 8:30 a.m. in the Large Conference Room, 2<sup>nd</sup> 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,

Jackson County Public Works  
Development Division  
Randy Diehl, Administrator

*Frank White, Jr., County Executive*

**JACKSON COUNTY, MISSOURI  
APPLICATION FOR CHANGE OF ZONING  
DO NOT PRINT DOUBLE SIDED**

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**BEGIN APPLICATION HERE:**

The **LEGAL OWNER(s)** of the property must be signatory to this application.  
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.

**1. Owner(s):**

a. Legal Owner of Property:

JAMES HODGINS

Current Mailing Address:

1509 SW 42ND COURT LEE'S SUMMIT, MO 64082

Phone:

816-714-4770

email:

JHODGINSLEGACYLAWN@gmail.com

b. Applicant (If different from the legal owner)

Current Mailing Address:

Phone:

Email:

2. Location: 9807 S. BUCKNER TADLEY RD.  
GRAIN VALLEY, MO

3. Present Zoning UNINCORPORATED

Requested Zoning

RESIDENTIAL

RR RR

4. AREA (sq. ft. / acres)

24 +/-

SUBDIVIDE

5 ACRES

OUT FOR

RESIDENTIAL

5. Legal Description of Property: (Attach copy of Deed or legal description)

6. Present Use of Property:

FARMING

7. Proposed Use of Property:

HOME & FARMING

8. Proposed Time Schedule for Development:

7-9 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?

If so, will any improvements be made to the property which will increase or decrease the elevation?

- 2

The LEGAL OWNER(s) of the property must be signatory to this application.  
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

Property Owner(s)

[Signature]

Date

4-16-2025

STATE OF

COUNTY OF

Missouri  
Jackson

On this 16th day of April, in the year of 2025, before me  
the undersigned notary public, personally appeared James Hudgins

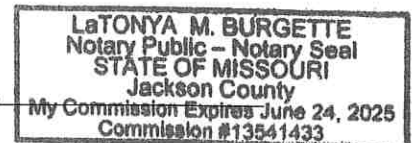
known to me to be the person(s) whose names(s) is/are subscribed to the within instrument and  
acknowledged that he/she/they executed the same for the purposes therein contained.

In witness whereof, I hereunto set my hand and official seal.

Notary Public

[Signature]

Commission Expires







AG

S BUCKNER TARSNEY RD

AG

02



