

RZ-2026-711

ATTACHMENT 1: PROPERTY DESCRIPTION

Description:

All that part of land, being part of the East Half of the Northwest Quarter of Section 8, Township 49, Range 32, Jackson County, Missouri, described as follows:

Commencing at the intersection of the West line of said East half of the Northwest Quarter of said Section 8, and the center line of Blue Ridge Boulevard, which point is 913.8 feet South of the North line of said Section; thence running South along said West line of said East Half of said Quarter Section, 693 feet to a point which is 1016.3 feet North of the Southwest corner of said East Half of said Quarter Section; thence running East 683 feet to the center of said Blue Ridge Boulevard, at a point which is 1016.3 feet North of the South line of said Quarter Section; thence running in a Northwesterly direction , along the center line of said boulevard, 1007.5 feet to place of beginning.

Except any part in road and

Except 3 acres sold to Elizabeth Bailey on May 10, 1928, by deed recorded in the Office of Recorder of Deeds of Jackson County, Missouri, in Book 520 at Page 229, described as follows:

Part of the East Half of the Northwest Quarter of Section 8, Township 49, Range 32, Jackson County, Missouri, described as follows: Beginning at a point 1016.3 feet North of the Southwest corner of the East Half of the Northwest Quarter of Section 8, Township 49, Range 32; thence North 693 feet the the center of Blue Ridge Boulevard; thence 56 degrees 04 minutes East, along the center line of said boulevard, 332.05 feet to a point of curve; thence further in a Southeasterly direction, on a curve to the right, whose radius is 1074.7 feet, 1228 feet; thence South 40 degrees 45 minutes West, 568 feet to place of beginning.

RZ-2026-711

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, 2025

RE: RZ-2026-711

Randy Diehl gave the staff report:

RZ-2026-711. This is L&J Trust at 3120 Blue Ridge Boulevard. It's on 3.05 acres. This is a change of zoning from District B, which is two family to District LI, Light Industrial. Purpose is to make it compatible for future development. Jackson County adopted the zoning order in 1943. The Blue Summit was the area that was zoned as District B, which at the time was two families, along with some commercial zoning along Truman Road. In 1995, the County adopted the Unified Development Code. The codes from 1943 and the 1960 orders were replaced with a new set of zoning classifications. District A, one-family, B, two-family, C, multifamily, were replaced with better classifications suited to the development and land use. The applicant is desiring to change zoning from an obsolete zoning to a more compatible with the surrounding land uses. This would also serve better any potential future development for the area. There is light industrial to the south of the subject property. Across Blue Ridge Boulevard is industrial zoning within the City of Independence.

This plan is in the Urban Development Tier. Staff recommends approval of RZ 2026-711.

Mr. Antey: Okay, any questions for staff?

Ms. Ryerkerk: I have a question about the properties across the road because the lot lines look residential.

Mr. Diehl: Those are the old parcel lines, which are gone now. I have limited access to the tax lines. Those are gone. I can't get rid of them because it's the tax map, and I don't have any way of filtering out the old lot lines.

Ms. Ryerkerk: It looks industrial from the aerial, but it is. It is. Lot lines do not look industrial.

Mr. Diehl: It's kind of deceiving, but yes. If you looked at the parcel view or the online tax map, you don't see all those. But like I said, I can't filter those out from the access of the parcel lines that I get.

Ms. Ryerkirk: What is the 9006?

Mr. Diehl: This is light industrial. That's light industrial. That's the storage building. We rezoned a couple years ago to light industrial. store semi-trailers on it.

Mr. Antey: Is the applicant present today?

Bill Moore. I'm an attorney. I'm here on behalf of the applicant, L&J Trust, Mr. Lance Houston. So maybe I can start off by answering one question about the east side.

Randy's correct, that was an old plat that was created back in the 40s. It was never really subdivided. Mr. Houston brought the property. We have since then vacated that plat, so that doesn't exist, and he's been doing a kind of leveling of that ground back there to develop it for industrial use.

The property that we're here to discuss today is about three acres, as Randy said, It's on the west side of Blue Ridge Boulevard. Mr. Houston owns that piece of property. The intent is to level that property compatible with the property to the south, which is industrial, to continue that industrial use that's currently there. I'm sure you all know this area. It's kind of a unique area because we've got kind of a confluence of City of Independence, City of Kansas City, and County.

Mr. Antey: Any questions for the applicant

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

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

I would entertain a motion to take this under advisement.

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

Discussion under advisement

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

Mr. Monaco moved to approve. Mr. Crawford 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-2026-711

Applicant: J & L Trust

Location: 2130 Blue Ridge Blvd.

Area: 3.05 ± acres

Request: Change of zoning from District B (Two Family) to District LI (Light Industrial)

Purpose: The purpose is to make it compatible for future development.

Current Land Use and Zoning in the Area:

When Jackson County adopted a Zoning Order in 1943, the Blue Summit area was zoned as District B (Two Family) along with some commercial zoning along Truman Road.

In 1995 the County adopted the Unified Development Code. The codes from the 1943 and 1960 Orders were replaced with a new set of zoning classifications. Districts A (One Family), B (Two Family) and C (Multi Family) were replaced with classifications better suited to development and land use.

The applicant is desiring to change the zoning from the obsolete zoning to one more compatible with the surrounding land uses. This would also better serve any potential future development for the area.

There is Light Industrial to the South of the subject tract. Across Blue Ridge Boulevard is Industrial zoning within the City of Independence.

County Plan:

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

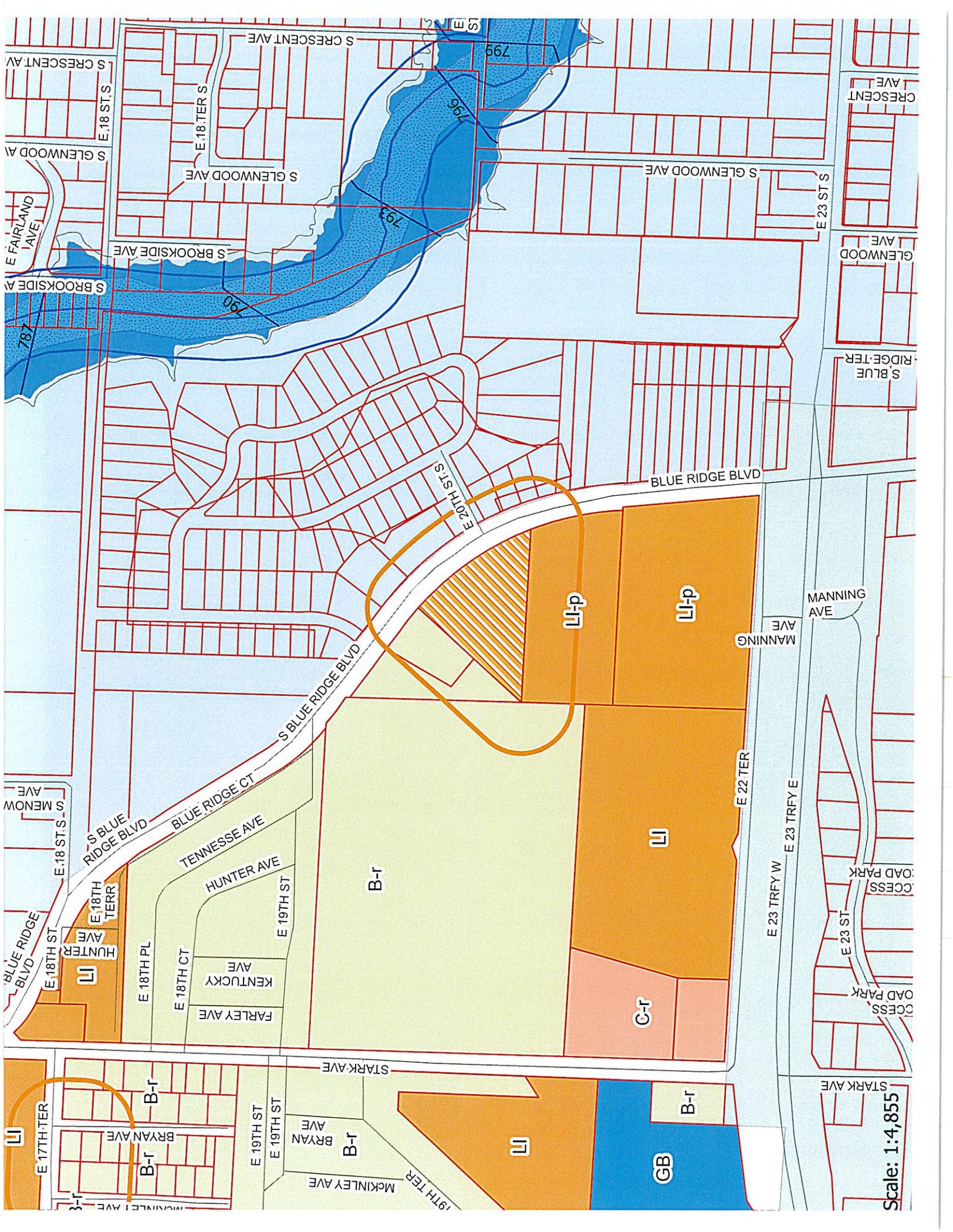
Recommendation:

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

Staff recommends APPROVAL of RZ-2026-711.

Respectfully submitted,

Jackson County Public Works
Development Division
Randy Diehl, Administrator



Scale: 1:4,855

RZ-2026-711

Property Owners Within 185 feet

parcel	owner	address	city	state
27-520-01-76-00-0-00-000	HOUSTON LANCE & JANET I - TRUSTEES	13411 N AGNES	SMITHVILLE	MO
27-520-05-09-00-0-00-000	MANLEY CURTIS O DBA MANLEY TOOL & MACHINE	2709 COLLINS	INDEPENDENCE	MO
27-520-01-77-00-0-00-000	HOUSTON LANCE & JANET I - TRUSTEES	13411 N AGNES	SMITHVILLE	MO
27-520-01-75-00-0-00-000	HOUSTON LANCE & JANET I - TRUSTEES	13411 N AGNES	SMITHVILLE	MO
27-520-05-07-00-0-00-000	3015 LLC	310 W 49TH ST # #1207	KANSAS CITY	MO
27-520-05-10-00-0-00-000	RYBURN JOEL W	2020 BLUE RIDGE	KANSAS CITY	MO
27-520-05-11-00-0-00-000	LAND TRUST	4035 CENTRAL ST	KANSAS CITY	MO
27-520-05-08-00-0-00-000	L & J TRUST U/A DATED 7/16/19	13411 N AGNES	SMITHVILLE	MO



Jackson County
Public Works Department-Development Division

303 West Walnut Street
Independence MO 64050
Jacksongov.org

December 31, 2025

RE: Public Hearing: RZ-2026-711
L & J Trust

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 L & J Trust for a change of zoning from District B (Two Family) on 3.05 ± acres to District LI (Light Industrial). The purpose is to make it compatible for future development at 2130 Blue Ridge Boulevard.

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 be "Phil LeVota".

Jackson County Public Works
Development Division

Phil LeVota, County Executive

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

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: L&J Trust U/A Dated 07/16/2019.
Current Mailing Address: 13411 N. Agnes, Smithville, MO 64089.
Phone: 816-863-4026 email: ginger@houstondemolitionkc.com
 - b. Applicant (If different from the legal owner): Ginger
Current Mailing Address: _____
Phone: _____
Email: _____
2. Location: 2130 Blue Ridge Boulevard
Unincorporated, MO 64126 (Blue Summit).
3. Present Zoning B-r Requested Zoning LI
4. AREA (sq. ft. / acres) 3.05 Acres
5. Legal Description of Property: (Attach copy of Deed or legal description)
6. Present Use of Property: Vacant.
7. Proposed Use of Property: Development for future light industrial.
8. Proposed Time Schedule for Development: 2026.
9. What effect will your proposed development have on the surrounding properties?
No adverse impact. Rezoning request will match property to south and east.
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 which provides the following services:
- a. Water Provider City of Independence.
 - b. Sewage disposal: Onsite Waste Water X Public Sewer _____
 - c. Electricity Every.
 - d. Fire protection Inter City Fire Protection District.
 - e. Police Protection Jackson County.
12. Describe existing road width and condition: Blue Ridge Boulevard is a two lane roadway
in good condition. It is approximately 50 feet wide.
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): N/A.

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)

2/1/25
Janet Houston

Date

12-13-25
12-13-25

STATE OF MD
COUNTY OF Platte

On this 13 day of December, in the year of 2025, before me the undersigned notary public, personally appeared Lance Houston and Janet Houston

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

Ginger R Moore

Commission Expires

9/28/2029

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
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