

RZ-2026-713

ATTACHMENT 1: PROPERTY DESCRIPTION

Description:

Part of the Southwest Quarter of the Northwest Quarter of Section 14 Township 48 Range 30, Jackson County, Missouri, described as follows: Commencing at the Southwest Corner of said Northwest Quarter; thence S 88 degrees 32 minutes 54 Seconds E, along the South line of said Northwest Quarter, 564.34 feet; thence North 01 degrees 47 minutes 06 seconds East, along the West line of a survey recorded as Document No. 1991I1043765, 78.40 feet to the North right-of way line of Major Road as established by Document No. 1999I0042995; thence North 01 degrees 47 minutes 06 seconds, continuing along said West line, 612.69 feet to the Northwest corner of said survey said corner also being the Southwest corner of Brooklyn Acres, a subdivision in said Jackson County; thence South 88 degrees 32 minutes 54 seconds East, along the North line of said survey and the South line of said Brooklyn Acres, 710.00 feet to the West right-of-way line of Buckner-Tarsney Road; thence South 01 degree 47 minutes 06 seconds West, along said line, 40.00 feet from the centerline thereof, 269.52 feet (deed=266.61'); thence Southerly, along a curve to the right having a radius of 1,392.39 feet an arc distance of 402.84 feet (deed=402.87') to the North right-of-way line of said Major Road; thence North 88 degrees 32 minutes 54 seconds West, along said line, 25.00 feet from the centerline thereof, 544.04 feet to the North right-of way line of Major Road as established by said Document No. 1999I0042995; thence North 51 degrees 52 minutes 54 seconds West, along said line, 89.99 feet; thence North 88 degrees 32 minutes 54 seconds West, continuing along said line, 78.40 feet North of and parallel with the South line of said Northwest Quarter, 35.60 feet to the Point of Beginning.

RZ-2026-713

ATTACHMENT 2: ZONING SUPPORT DOCUMENTATION

Attachments

Plan Commission Public Hearing Summary of May 21, 2026

Staff Report

Zoning map of surrounding area

Names and addresses of surrounding property owners

Letter to surrounding property owners

Application

Aerial of location

Preliminary plat

RE: RZ-2026-714

Applicant: Lisa Anderson

Location: 32608 E. Major Road

Area: 10.05 ± acres

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

Purpose: The purpose is to create two single-family lots.

Current Land Use and Zoning in the Area:

The land use in the area is a mix of single family residential on lots ranging from 3 acres in size to larger tracts 10 acres and greater. There are larger tracts being used for agricultural purposes.

Zoning is primarily Agricultural. There are a few scattered Residential Estate and Ranchette zonings in the vicinity.

The applicant wishes to re-divide the property into 2 lots. The 10 acres was back zoned from District RE to District AG and the subdivision plat Major Meadows was vacated in 2024 to accommodate an off-premise sign. Off-premise signs are not allowed within residential zoning districts, so prior to the recording of the final plat, the sign will need to be removed.

The subdivision plat is under review.

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-2026-714.

Randy Diehl gave the staff report:

Our first case is RZ-2026-714, Lisa Anderson at 32608 E. Major Road on 10.05 acres. Change of zoning from District AG Agricultural to District RE, Residential Estates. Land use in the area is a mix of single-family residential lots ranging from three acres in size to larger tracts and greater. There are larger tracts in the area being used for agricultural purposes. Zoning is primarily agricultural. There are scattered Residential Estate and Residential Ranch zonings in the vicinity. The applicant wishes to re-divide the property into two lots. The 10 acres was back-zoned from District RE to District AG, and the subdivision plat Major Meadows was vacated in 2024 to accommodate an off-premise sign. Off-premise signs are not allowed within residential zoning, so prior to the recording of the final plan, the sign will leave and be removed. Subdivision plan is under review. So basically, they back the sign, now there's a need to divide the property to accommodate a dwelling for a family member. The orange outline is basically the two lots that will be created out of it. This is the Suburban Tier and the staff recommends approval of RZ-2026-714.

Mr. Antey: are there any questions for Randy?

Mr. ___ So that's where the great big sign is out there?

Mr. Diehl: I believe they told me that should be down in the next couple of weeks to accommodate. We can't put that conforming use and make it into a non-conforming use with the residential zoning.

Ms. Ryerkerk: So, are the existing structures going to remain?

Mr. Diehl: There's an old trailer I think will probably be removed that used to sit there. I don't think they're going to use it. I think they're going to build another house. The applicant can clarify that, but I don't think that structure is usable okay

Mr. Antey: Any other questions for the staff? Is the applicant present?

Lisa Anderson 7712 S. Buckner Tarsney Road, Grand Valley, Missouri 64029

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

Ms. Anderson: No, he's correct. The structure that is crooked was a non-fixed mobile home and that is not there anymore. The house that is there that's on the west side of the property line, it's about to fall over. It's got holes in the roof and everything else and it's not a livable structure.

Mr. ___ So you're going to raze it?

Ms. Anderson: It'll probably fall over the next storm, yes.

Mr. Monaco: I'm just curious because I can't tell. Is there any house? I know the trailer's gone. The other one's falling apart. Is there any house on that right now, just vacant land?

Ms. Anderson: Yes, and the signs will be removed on Saturday. We had to rent a lift, so we had to wait until we could get the lift for it.

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

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

Anyone opposed to or those that have questions or concerns?

Seeing none, I would entertain a motion to go under advisement.

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

It's been moved and seconded. All those in favor of going under advisement?

All: Aye

Opposed? None

We are under advisement. Any questions, comments? Pretty straightforward.

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

Mr. Antey: It's been moved and seconded. May we have a roll call vote, please.

Ms. Ryerkerk: Approve

Mr. Moreno: Approve

Mr. Smead: Approve

Mr. Monaco: Approve

Mr. Lock: Approve

Mr. Barton: Approve

Chairman Antey: Approve

Motion Carried 7 – 0

STAFF REPORT

PLAN COMMISSION May 21, 2026

RE: RZ-2026-714

Applicant: Lisa Anderson

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The applicant wishes to re-divide the property into 2 lots. The 10 acres was back zoned from District RE to District AG and the subdivision plat Major Meadows was vacated in 2024 to accommodate an off-premise sign. Off-premise signs are not allowed within residential zoning districts, so prior to the recording of the final plat, the sign will need to be removed.

The subdivision plat is under review.

County Plan:

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

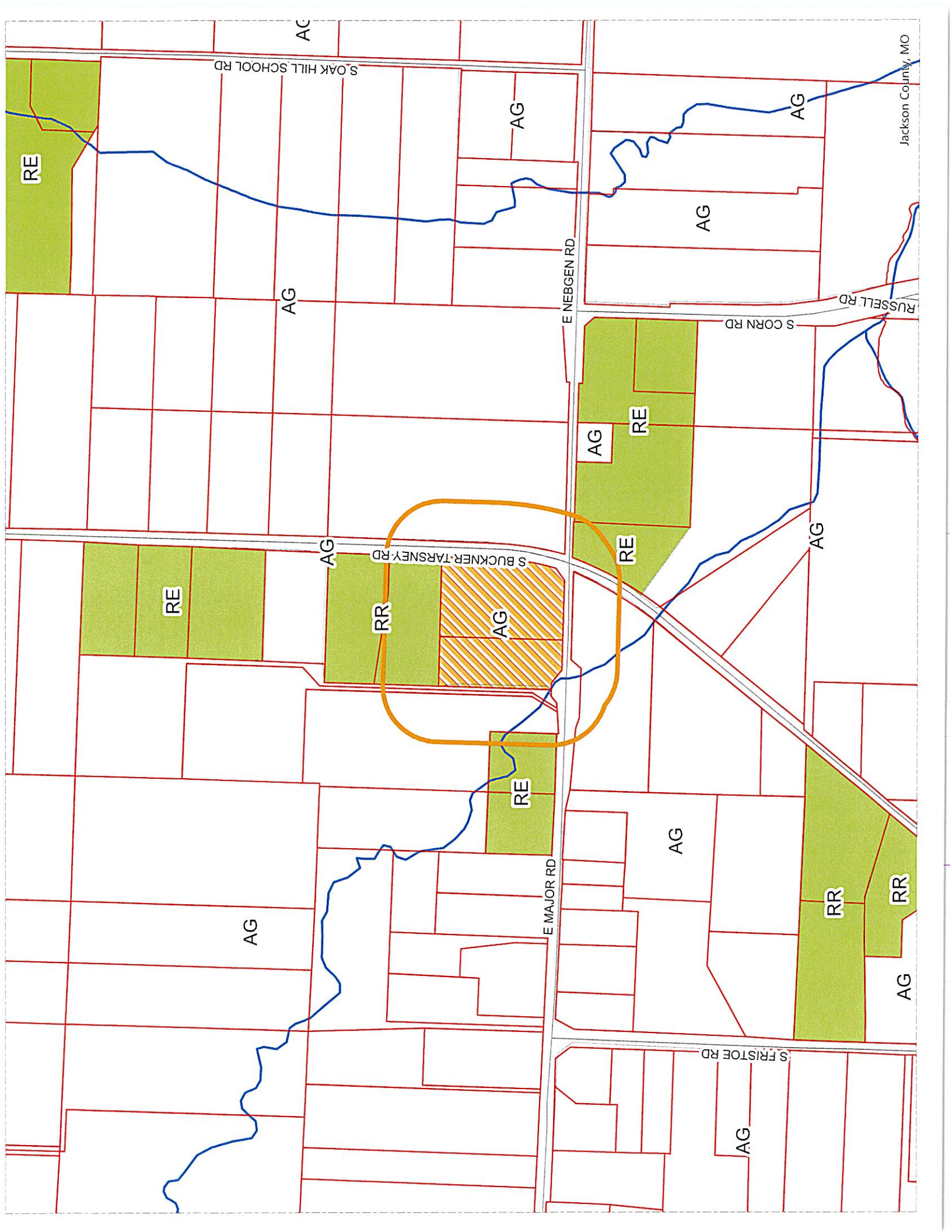
Recommendation:

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

Staff recommends APPROVAL of RZ-2026-714.

Respectfully submitted,

Jackson County Public Works
Development Division
Randy Diehl, Administrator



RZ-2026-714

Property Owners Within 300 feet

parcel	owner	address	city	state	zip
40-800-03-16-01-2-00-000	CROSS JOHN ERIC & DEANNA	7914 S CORN RD	OAK GROVE	MO	64075
40-800-02-35-00-0-00-000	SIMS CAROL J & MATTHEW	32406 E MAJOR RD	GRAIN VALLEY	MO	64029
40-800-02-32-00-0-00-000	BROWN MICHAEL J & PATRICIA A	2325 GOYA DR	NOKOMIS	FL	34275
40-800-03-23-00-0-00-000	SHIFLETT TALLON	32409 E MAJOR RD	GRAIN VALLEY	MO	64029
40-800-02-33-01-0-00-000	NIEMEYER SCOTT	32500 E MAJOR RD	GRAIN VALLEY	MO	64029
40-800-02-18-00-0-00-000	RICHARD ROBERT D & JUDITH K-TR	7808 OAK HILL SCHOOL RD	OAK GROVE	MO	64075
40-800-03-27-00-0-00-000	CROSS JOHN ERIC & DEANNA	7914 S CORN RD	OAK GROVE	MO	64075
40-800-02-31-00-0-00-000	BOEHMER RICHARD D & ANGELIA N	32512 E MAJOR RD	GRAIN VALLEY	MO	64029
40-800-02-38-00-0-00-000	ANDERSON LISA	7712 S BUCKNER TARSNEY RD	GRAIN VALLEY	MO	64029
40-800-02-39-00-0-00-000	ANDERSON LISA	7712 S BUCKNER TARSNEY RD	GRAIN VALLEY	MO	64029
40-800-02-36-00-0-00-000	GRAHAM JASON T	7712 S BUCKNER TARSNEY RD	GRAIN VALLEY	MO	64029
40-800-02-37-00-0-00-000	GRAHAM JASON T	7712 S BUCKNER TARSNEY RD	GRAIN VALLEY	MO	64029



Jackson County
Public Works Department-Development Division

303 West Walnut Street
Independence MO 64050
Jacksongov.org

May 6, 2026

RE: Public Hearing; RZ-2026-714
Lisa Anderson

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 Lisa Anderson for a change of zoning from District AG (Agricultural) on 10.05 ± acres to District RE (Residential Estates). The purpose is to create two single family lots at 32608 E. Major Road.

The public hearing on this matter will be held by the Jackson County Plan Commission on Thursday, May 21, 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 Planning and 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

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- 2016- 714
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: Lisa Anderson
Address: 7712 S Buckner Tarsney Rd
Grain Valley, MO 64029
Phone: 816-645-5771
- b. Owner(s) Name: Lisa Anderson
Address: 7712 S Buckner Tarsney Rd
Phone: Grain Valley, MO 64029
- c. Agent(s) Name: _____

Address: _____

Phone: _____

d. Applicant's interest in Property: This is required to file a minor plat.

2. General location (Road Name) Buckner Tarsney Rd & Major Rd, Grain Valley, MO

3. Present Zoning _____ Requested Zoning Residential

4. AREA (sq. ft. / acres) 10.4172 acres

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

Tax records & GIS still show it as Lot 1 & 2 of Major Meadows. However, plat was vacated by ordinance, reverting to sectional legal from 1991 survey filed as Doc # 1991I1043765.

6. Present Use of Property: Just land

7. Proposed Use of Property: To sell & build a house on 1 lot

8. Proposed Time Schedule for Development: Asap

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? Yes

If so, will any improvements be made to the property which will increase or decrease the elevation? No. A house will be built outside of the flood zone area & the flood zone area will not be changed.

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

a. Water PWSD #13

b. Sewage disposal Septic

c. Electricity Evergy

d. Fire and Police protection CJCFD

12. Describe existing road width and condition: There's an existing driveway from Major that will continue

to be used. There are no public roads on the plat.

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):

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

Property Owner(s)


Lisa Anderson

3.13.26

Applicant(s):


Lisa Anderson

3.13.26

Contract Purchaser(s): _____

STATE OF Missouri

COUNTY OF Jackson

On this 13th day of March, in the year of 2026, before me the undersigned notary public, personally appeared Lisa Anderson

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 11-08-2028

CHERYL LEE
Notary Public-Notary Seal
STATE OF MISSOURI
County of Jackson
My Commission Expires: 11-8-2028
Commission #12408747



S BUCKNER TARSNEY RD

E NEBGEN RD

E MAJOR RD

