



Jackson County, Missouri

Request for Legislative Action

REQUESTED MEETING DATE: _____ **SPONSOR:** _____

To be completed by the County Counselor's Office:

NUMBER: 5856

ASSIGNED MEETING DATE: 6/10/2024

STAFF CONTACT: Randy Diehl **PHONE:** 816-881-4577

EMAIL: rdiehl@jacksongov.org

DEPARTMENT: Public Works

TITLE: RZ-2024-674 – Jeffrey & Kim Frye

SUMMARY:

Requesting a change of zoning from District AG (Agricultural) on 0.64 ± acres to District RE (Residential Estates). The purpose is to merge additional property into an existing residential lot at 26105 E. Wyatt Road.

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.

The Jackson County Plan Commission held a public hearing on May 16, 2024, and accepted testimony pertaining to the rezoning request. There was no opposition to the request.

The Plan Commission voted 6 to 0 to recommend APPROVAL to the County Legislature.

FINANCIAL IMPACT: NO

YES

Amount

Fund

Department

Line-Item Detail

ACTION NEEDED: ZONING (UDC)

ATTACHMENT(S):

RZ-2024-674

ATTACHMENT 1: PROPERTY DESCRIPTION

Description:

That part of the Northwest Quarter of the Northwest Quarter of Section 19, Township 48, Range 48, Jackson County, Missouri, being described as follows: Commencing at the Northwest Corner of said Northwest Quarter of the Northwest Quarter; thence South 88 degrees 09 minutes 08 seconds East, along the North line of Northwest Quarter of the Northwest Quarter, 519.14 feet; thence South 01 degrees 51 minutes 16 seconds West, 40.00 to the the Northwest corner of Lot 3 of Meadow Run subdivision, also being the Northeast corner of Lot 1, The Annex subdivision; thence continuing South 01 degrees 51 minutes 16 seconds West, 361.14 feet to the Southwest Corner of said Lot 3 and the Point of Beginning of the land herein described; thence South 88 degrees 07 minutes 02 seconds East, 121.73 to the Northwest corner of Lot 7-B of the Replat of Lots 7, 8 & 9, Meadow Run Addition; the South 01 degrees 46 minutes 15 seconds West along the West line of said Lot 7-B, 232.79 feet, thence North 88 minutes 09 minutes 08 West, 122.07 to the Southeast corner of Lot 1, The Annex subdivision, thence North 01 degrees 51 minutes 16 seconds East, 232.86 to the Point of Beginning.

RZ-2024-674

ATTACHMENT 2: ZONING SUPPORT DOCUMENTATION

Attachments

Plan Commission Public Hearing Summary from May 16, 2023

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 replat

Randy Diehl gave the staff report:

RE: RZ-2024-674

Applicant: Jeffrey & Kim Frye

Location: 26105 E Wyatt Road

Area: 0.64 ± acres

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

Purpose: Merging additional property into the existing residential lot.

Current Land Use and Zoning in the Area:

The existing 3.00 acre lot was rezoned in November 2021 and subsequently platted as a single lot.

The applicants purchased the existing lot in January. In February they purchased an additional 0.65 acres at the Southeast corner of the lot.

Along with the rezoning, the lot will be replatted to absorb the include the addition land.

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-2024-674.

Respectfully submitted,

Jackson County Public Works
Development Division
Randy Diehl, Administrator

Mr. Antey: Are there any questions for Randy?

Mr. Monaco: Why would they not want to do this?

Mr. Diehl: By consolidating the pieces, this would eliminate the line between the two pieces if they were ever to put an outbuilding in that area. Otherwise, there would be an arbitrary line that would require a setback to be adhered to. It's better to join them into one lot with a replat.

Mr. Crawford: How was it (the new piece) platted before?

Mr. Diehl: It is a piece of ground they acquired from the adjacent property owner.

Mr. Antey: Is the applicant here?

Jeffrey Frye: 4805 SW 3rd Street, Blue Springs.

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

Mr. Frye: No, what he said is accurate.

Mr. Farrar: Have you had any feedback from the neighbors?

Mr. Frye: No.

Mr. Diehl: The property to the East is a self-storage facility and a 3.00-acre residential lot. The property owner to the West is who they bought the lot from and who is also selling them the 065 acres.

Mr. Antey: Is there anyone else who is in favor of this application?

There were none.

Mr. Antey: Is there anyone who is opposed or has questions regarding this application?

There were none.

Motion to take under advisement.

Mr. Farrar moved to take under advisement. Mr. Monaco seconded.

Discussion under advisement

Mr. Monaco moved to approve. Mr. Farrar seconded.

Mr. Monaco	Approve
Mr. Farrar	Approve
Mr. Crawford	Approve
Ms. Ryerkerk	Approve
Mr. Horn	Approve
Chairman Antey	Approve

Motion Carried 6 – 0

STAFF REPORT

PLAN COMMISSION

May 16, 2024

RE: RZ-2024-674

Applicant: Jeffrey & Kimberly Frye

Location: 26105 E Wyatt Road

Area: 0.64 ± acres

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

Purpose: Merging additional property into the existing residential lot.

Current Land Use and Zoning in the Area:

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Along with the rezoning, the lot will be replatted to absorb the include the addition land.

County Plan:

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

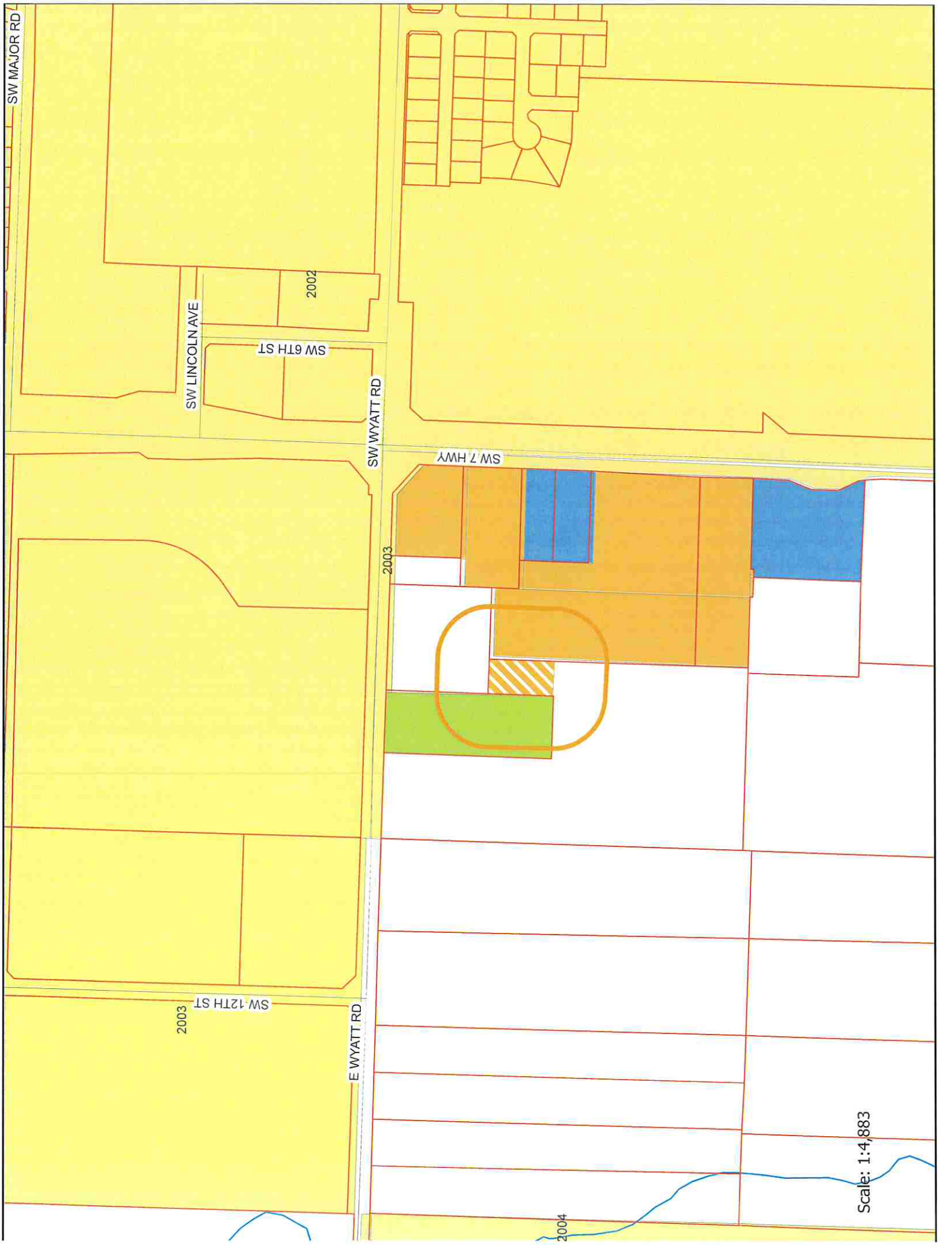
Recommendation:

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

Staff recommends APPROVAL of RZ-2024-674.

Respectfully submitted,

Jackson County Public Works
Development Division
Randy Diehl, Administrator



SW MAJOR RD

SW LINCOLN AVE

SW 6TH ST

SW WYATT RD

SW 7 HWY

2003

SW 12TH ST

E WYATT RD

2004

Scale: 1:4,883

RZ-2024-674

Property Owners Within 185 feet

parcel	owner	address	city	state	zip
54-300-02-12-00-0-00-000	KEEFER JAMES H & PAMELA S	26201 WYATT RD	BLUE SPRINGS	MO	64015
54-300-02-21-00-0-00-000	TKG-STORAGEMART PTP PORTFOLIO LLC	215 N STADIUM BLVD STE 207	COLUMBIA	MO	65203
54-300-02-17-01-0-00-000	COLBERT TROY	6659 MAYWOOD AVE	KANSAS CITY	MO	64133
54-300-02-25-00-0-00-000	FRYE KIM & JEFFREY	4805 SW 3RD ST	BLUE SPRINGS	MO	64014



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

May 1, 2024

RE: Public Hearing: RZ-2024-674
Jeffrey & Kim Frye

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 Jeffrey & Kim Frye for a change of zoning from District AG (Agricultural) on 0.64 ± acres to District RE (Residential Estates). The purpose is to merge additional property into an existing residential lot at 26105 E. Wyatt 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 16, 2024, at 8:30 a.m. in the Brady Court 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 "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- 2024

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: Jeffrey P. and Kim E. Frye
Address: 4805 SW 3rd St
Blue Springs, MO 64014
Phone: 908.692.7748
 - b. Owner(s) Name: Jeffrey P. and Kim E. Frye
Address: 4805 SW 3rd St, Blue Springs, MO 64014
Phone: 908.692.7748
 - c. Agent(s) Name: _____

Address: _____

Phone: _____

d. Applicant's interest in Property: _____

2. General location (Road Name) 26105 SW Wyatt Rd, Blue Springs, 64015

3. Present Zoning AG Requested Zoning RE

4. AREA (sq. ft. / acres) 3.65 ACRES

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

LOT 1A, REPLAT OF LOT 1, THE ANNEX SUBDIVISION,
SECTION 19, T48N, R30W, JACKSON COUNTY, MISSOURI.

6. Present Use of Property: no current use

7. Proposed Use of Property: Residential construction considerations

8. Proposed Time Schedule for Development: Commence June 2024

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:

a. Water PWSD #13: No effect

b. Sewage disposal Septic System expected - no effect

c. Electricity Evergy: No effect

d. Fire and Police protection Blue Springs / No effect, SJCFD / No effect

12. Describe existing road width and condition: SW Wyatt Rd: Paved, 2 lane road in fair condition

13. What effect will proposed development have on existing road and traffic conditions? No appreciable effect

14. Are any state, federal, or other public agencies approvals or permits required for the proposed development? None known

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

Property Owner(s)

Jeffrey Byerley
Kim Hulse

Date

7 Mar 2024
7 Mar 2024

Applicant(s):

Jeffrey Byerley
Kim Hulse

7 Mar 2024
7 Mar 2024

Contract Purchaser(s): _____

STATE OF Missouri
COUNTY OF Jackson

On this 7th day of March, in the year of 2024, before me the undersigned notary public, personally appeared Justyce Byerley

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 Justyce Byerley

Commission Expires 04-18-27

JUSTYCE BYERLEY
Notary Public-Notary Seal
STATE OF MISSOURI
Commissioned for Jackson County
My Commission Expires: April 18, 2027
ID. #22136260

E WYATT RD

SW WYATT RD

26105

26201

26211

26305

8316

8322

8400

To be added into
existing lot.

Scale: 1:1,498

