

REQUEST FOR LEGISLATIVE ACTION

Version 6/10/19

Completed by County Counselor's Office:

Res/Ord No.: 5273

Sponsor(s): N/A

Date: September 30, 2019

SEP 23 2019

SUBJECT	Action Requested <input type="checkbox"/> Resolution <input checked="" type="checkbox"/> Ordinance  Project/Title: Twenty Twenty Properties, LLC - RZ-2019-573										
BUDGET INFORMATION To be completed By Requesting Department and Finance	<table border="1"> <tr> <td>Amount authorized by this legislation this fiscal year:</td> <td style="text-align: right;">\$</td> </tr> <tr> <td>Amount previously authorized this fiscal year:</td> <td></td> </tr> <tr> <td>Total amount authorized after this legislative action:</td> <td style="text-align: right;">\$</td> </tr> <tr> <td>Amount budgeted for this item * (including transfers):</td> <td style="text-align: right;">\$</td> </tr> <tr> <td>Source of funding (name of fund) and account code number:</td> <td style="text-align: right;">\$</td> </tr> </table> <p>* If account includes additional funds for other expenses, total budgeted in the account is: \$</p> OTHER FINANCIAL INFORMATION:  <input checked="" type="checkbox"/> No budget impact (no fiscal note required) <input type="checkbox"/> Term and Supply Contract (funds approved in the annual budget); estimated value and use of contract: Department: _____ Estimated Use: _____  Prior Year Budget (if applicable): _____ Prior Year Actual Amount Spent (if applicable): _____	Amount authorized by this legislation this fiscal year:	\$	Amount previously authorized this fiscal year:		Total amount authorized after this legislative action:	\$	Amount budgeted for this item * (including transfers):	\$	Source of funding (name of fund) and account code number:	\$
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Amount budgeted for this item * (including transfers):	\$										
Source of funding (name of fund) and account code number:	\$										
PRIOR LEGISLATION	Prior ordinances and (date): _____ Prior resolutions and (date): _____										
CONTACT INFORMATION	RLA drafted by: RLA drafted by Randy Diehl, Administrator, Development Division, 881-4577										
REQUEST SUMMARY	Requesting a change of zoning from District AG (Agricultural) and District GB (General Business) on a 3.00 ± acre tract to District LI (Light Industrial). The purpose is for a construction company office and storage and equipment. The 3.00 ± acres are located in Section 32, Township 49, Range 30, Jackson County, Missouri, at 1455 AA Highway, and specifically described on Attachment to RLA-1. 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 September 19, 2019 and accepted testimony pertaining to the rezoning request. The Plan Commission voted 6 to 0 to recommend <u>APPROVAL</u> to the County Legislature.										
CLEARANCE	<input type="checkbox"/> Tax Clearance Completed (Purchasing & Department) <input type="checkbox"/> Business License Verified (Purchasing & Department) <input type="checkbox"/> Chapter 6 Compliance - Affirmative Action/Prevailing Wage (County Auditor's Office)										
COMPLIANCE	<input type="checkbox"/> MBE Goals <input type="checkbox"/> WBE Goals <input type="checkbox"/> VBE Goals										
ATTACHMENTS	See Attachment to RLA-2										
REVIEW	<table border="1"> <tr> <td>Department Director: Brian D. Gaddie, P.E. Director of Public Works</td> <td>Date: 9-20-19</td> </tr> <tr> <td>Finance (Budget Approval): If applicable</td> <td>Date: N/A</td> </tr> <tr> <td>Division Manager:</td> <td>Date: 9-23-19</td> </tr> <tr> <td>County Counselor's Office:</td> <td>Date: 9/26/19</td> </tr> </table>	Department Director: Brian D. Gaddie, P.E. Director of Public Works	Date: 9-20-19	Finance (Budget Approval): If applicable	Date: N/A	Division Manager:	Date: 9-23-19	County Counselor's Office:	Date: 9/26/19		
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Finance (Budget Approval): If applicable	Date: N/A										
Division Manager:	Date: 9-23-19										
County Counselor's Office:	Date: 9/26/19										

Fiscal Information (to be verified by Budget Office in Finance Department)

- This expenditure was included in the annual budget.
- Funds for this were encumbered from the \_\_\_\_\_ Fund in \_\_\_\_\_.
- There is a balance otherwise unencumbered to the credit of the appropriation to which the expenditure is chargeable and there is a cash balance otherwise unencumbered in the treasury to the credit of the fund from which payment is to be made each sufficient to provide for the obligation herein authorized.
- Funds sufficient for this expenditure will be/were appropriated by Ordinance # \_\_\_\_\_
- Funds sufficient for this appropriation are available from the source indicated below.

Account Number:	Account Title:	Amount Not to Exceed:

- This award is made on a need basis and does not obligate Jackson County to pay any specific amount. The availability of funds for specific purchases will, of necessity, be determined as each using agency places its order.
- This legislative action does not impact the County financially and does not require Finance/Budget approval.

**RZ-2019-573**

**ATTACHMENT TO RLA 1:**

**Description:**

All that part of the Southwest Quarter of the Southeast Quarter of Section 32, Township 49, Range 30, described as follows: Beginning at a point 409.6 feet East and 30 feet North of the Southwest corner of the Southeast Quarter of Section 32, Township 49, Range 30, said point being on the North line of US Highway No. 40; thence East 439.6 feet; thence North 184.91 feet; thence South 67 degrees 30 minutes West 517.99 feet to the point of beginning;

Also,

All that part of the South Half of the Southeast Quarter Section 32, Township 49, Range 30, described as follows: Beginning 339.2 feet East and 30 feet North of the Southwest corner of the Southeast Quarter of Section 32, Township 49, Range 30. Said point being on the North line of US Highway No. 40; thence East 70.4 feet; thence North 67 degrees 30 minutes East 1760 feet, more or less, to a point 613 feet West of the East line of said Quarter Section, said point being the intersection with the South line of the right of way of the Chicago and Alton Railway Company; thence Southwesterly along the South line of said right of way to a point due North of beginning; thence South 326.6 feet to beginning, Except a 2.58 acre tract of land deed to Frank Boarman and Margie Boarman, by Warranty Deed, dated September 3, 1947, recorded in Book 813 at Page 256, Instrument No. 532212, and also Except a tract of land deeded to Delbert L. Bearce and Alyce L. Bearce, by Warranty Deed, dated April 27, 1950, recorded in Book 888 at Page 660, Instrument No. 563509; all in Jackson County, Missouri.

## **ATTACHMENT TO RLA-2:**

### **Attachments**

Plan Commission Public Hearing Summary from September 19, 2019

Location Map

Staff Report

Affidavit of Publication in Independence Examiner

Names/Addresses of Surrounding Property Owners

Copy of letter to said property owners

Map showing current zoning district in area

County Code Chapter 240 – Unified Development Code

County Master Plan – “Strategy for the Future”

Application

Pictures of Property



**Randy Diehl gave the staff report:**

**RE: RZ-2019-573**

- Applicant:** Twenty-Twenty Properties, LLC
- Location:** Section 32, Township 49, Range 30, 1455 SE AA Highway
- Area:** 3.00 ± acres
- Request:** Change of zoning from District AG (Agricultural) and District GB (General Business) on a 3.00 ± acre tract to District LI (Light Industrial)
- Purpose:** Applicant is requesting the change for a construction company office, storage and equipment.

**Current Land Use and Zoning in the Area:**

The zoning in the area is Agricultural, General and Local Business, and Light Industrial. The Local Business portion was zoned in 1947. The rezoning included the property to the east. There is Light Industrial Zoning to the west of the subject property, however the properties are vacant.

Land use is a mix of single family, a tavern, a daycare and automotive repair.

The property will need to be platted into a one lot subdivision.

Parking areas will need to be paved in accordance with the Unified Development Code. Drainage improvements will be required.

Waste water will be handled by an on-site waste water system.

Outdoor storage areas shall be screened by a 6 foot fence. The applicant is asking for Light Industrial as that it allows for open storage. However it would be required to be screened by a solid fence. General Business does not allow for open storage.

Any improvements to the driveway or adding additional entrances would be permitted by the City of Blue Springs.

**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-2019-573

Respectfully submitted,

Jackson County Public Works  
Development Division  
Randy Diehl, Administrator

**Mr. Antey: Are there any questions for Randy?**

Mr. Tarpley: Is there anyone living on the property?

Mr. Diehl: It appears to be vacant.

Mr. Crawford: The Tavern has two zonings?

Mr. Diehl: Yes, it is split between Local Business and Agricultural. It is a Legal Non-Conforming, so it is allowed. If the land use were to change, then the property would need to come into compliance with the Development Code.

**Mr. Antey: Is the applicant here?**

Anthony Lipari: 1608 SW 18<sup>th</sup> Street Court, Blue Springs

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

Mr. Lipari: I think he's covered everything.

**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. Tarpley moved to take under advisement. Mr. Crawford seconded.

*Discussion under advisement*

Mr. Crawford moved to approve. Mr. Haley seconded.

Mr. Tarpley	Approve
Mr. Crawford	Approve
Ms. Query	Approve
Mr. Haley	Approve
Mr. Gibler	Approve
Chairman Antey	Approve

Motion Carried 6 – 0

## **STAFF REPORT**

### **PLAN COMMISSION September 19, 2017**

**RE: RZ-2019-574**

- Applicant:** Twenty-Twenty Properties, LLC
- Location:** Section 32, Township 49, Range 30, 1455 SE AA Highway
- Area:** 3.00 ± acres
- Request:** Change of zoning from District AG (Agricultural) and District GB (General Business) on a 3.00 ± acre tract to District LI (Light Industrial)
- Purpose:** Applicant is requesting the change for a construction company office, storage and equipment.

#### **Current Land Use and Zoning in the Area:**

The zoning in the area is Agricultural, General and Local Business, and Light Industrial. The Local Business portion was zoned in 1947. The rezoning included the property to the east. There is Light Industrial Zoning to the west of the subject property, however the properties are vacant.

Land use is a mix of single family, a tavern, a daycare and automotive repair.

The property will need to be platted into a one lot subdivision.

Parking areas will need to be paved in accordance with the Unified Development Code. Drainage improvements will be required.

Waste water will be handled by an on-site waste water system.

Outdoor storage areas shall be screened by a 6 foot fence.

Any improvements to the driveway or adding additional entrances would be permitted by the City of Blue Springs.

#### **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-2019-573

Respectfully submitted,

Jackson County Public Works  
Development Division  
Randy Diehl, Administrator

**JACKSON COUNTY, MISSOURI  
APPLICATION FOR CHANGE OF ZONING**

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**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- 2019- ~~PC~~ 573  
Date filed 7-29-19 Date of hearing 9-18-19  
Date advertised 9-4-19 Date property owners notified 9-4-19  
Date signs posted 9-4-19  
Hearings: Heard by PC Date 9-18-19 Decision \_\_\_\_\_  
Heard by LU Date \_\_\_\_\_ Decision \_\_\_\_\_  
Heard by LG Date \_\_\_\_\_ Decision \_\_\_\_\_

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**BEGIN APPLICATION HERE:**

1. **Data on Applicant(s) and Owner(s):**
  - a. Applicant(s) Name: Twenty-Twenty Properties, LLC  
Address: John Crawford, Anthony M Lipari Jr.  
X 1016 Cheatham Road, Bates City, MO 64011  
Phone: X 816-365-7675, 816-365-7674
  - b. Owner(s) Name: Goldie F Williams  
Address: 519 NW Willow Drive, Grain Valley, MO 64029  
Phone: \_\_\_\_\_
  - c. Agent(s) Name: \_\_\_\_\_

Address: \_\_\_\_\_

Phone: \_\_\_\_\_

- d. Applicant's interest in Property: Wanting to purchase property
2. General location (Road Name) 1455 AA Highway, Blue Springs, MO
3. Present Zoning Gen business/agricultural Requested Zoning Light Industrial
4. AREA (sq. ft. / acres) approximately 3 acres
5. Legal Description of Property: (Write Below or Attached 9 )  
attached
6. Present Use of Property: Residential
7. Proposed Use of Property: Small construction company office, building for storage, equipment storage
8. Proposed Time Schedule for Development: \_\_\_\_\_  
ASAP
9. What effect will your proposed development have on the surrounding properties?  
There are other commercial property in the area. We will clean up and improve the property.
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? No
11. Describe the source/method which provides the following services, and what effect the development will have on same:
- a. Water City of Blue Springs - None
- b. Sewage disposal Septic - None
- c. Electricity KCP&L - None
- d. Fire and Police protection Central Jackson County - None
12. Describe existing road width and condition: AA Highway - 2 lane good condition

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13. What effect will proposed development have on existing road and traffic conditions? None -

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14. Are any state, federal, or other public agencies approvals or permits required for the proposed development? No

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If so, describe giving dates of application and status (include permit numbers and copies of same, if issued):

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**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)**

Goldie Williams

July 12, 19

**Applicant(s):**

John Wood  
Chris J. R.

July 12, 2019  
7/12/19

**Contract Purchaser(s):**

STATE OF

Missouri

COUNTY OF

Jackson

On this 12 day of July, in the year of 2019, before me  
the undersigned notary public, personally appeared Goldie Williams

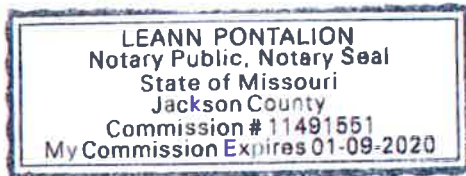
known to me to be the person(s) whose names(s) is/are subscribed to the within instrument and  
acknowledged that he/she/they executed the same for the purposes therein contained.

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

Notary Public

Leann Pontalio

Commission Expires \_\_\_\_\_





## 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

September 4, 2019

RE: Public Hearing: RZ-2019-573  
Twenty-Twenty Properties, LLC

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 Twenty-Twenty Properties, LLC for a change of zoning from District AG (Agricultural) and District GB (General Business) on a 3.00 ± acre tract to District LI (Light Industrial). The purpose is for a construction company office and storage and equipment. The 3.00 ± acres are located in Section 32, Township 49, Range 30, Jackson County, Missouri, at 1455 AA Highway.

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, September 19, 2019 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 881-4649.

Sincerely,

Jackson County Public Works  
Development Division  
Randy Diehl, Administrator

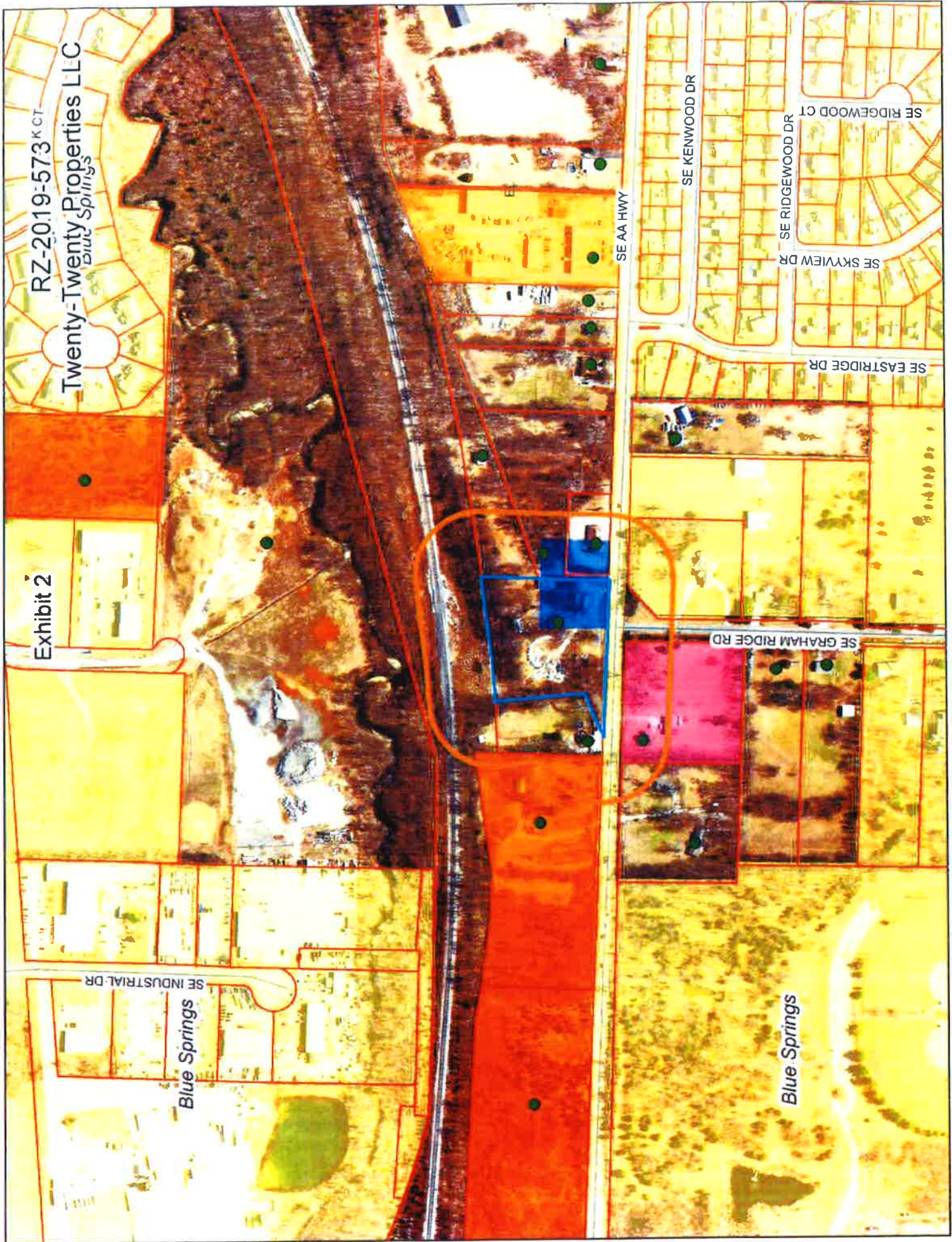
*Frank White, Jr., County Executive*

Plan Commission September 19, 2019  
 RZ-2019-573

Property Owners Within 185 feet

parcel	owner	address	city	state	zip
36-800-04-11-00-0-00-000	ALAMANA INVESTMENTS INC	8513 E 108TH TER	KANSAS CITY	MO	64134
41-210-08-23-00-0-00-000	DAVENPORT TIMOTHY II & AMY HARRIS CYNTHIA	1501 NW 18TH ST 1355 SE M AA HWY	BLUE SPRINGS BLUE SPRINGS	MO MO	64015 64014
36-800-04-09-00-0-00-000	KHAKH MANINDERPAL K &	912 NW BERKSHIRE DR	BLUE SPRINGS	MO	64015
36-800-04-22-00-0-00-000	MAUER SANDRA SUE (THOMAS )	3341 BLUE RIDGE BLVD	INDEPENDENCE	MO	64052
41-210-08-20-00-0-00-000	MOLITOR GARY D & SANDRA	PO BOX 454	BLUE SPRINGS	MO	64015
36-800-04-19-00-0-00-000	REINBOLD GAUIS W & KIMBERLY A	PO BOX 311	OAK GROVE	MO	64075
41-210-08-03-00-0-00-000	UGARTE MARTIN M & ANGELICA	1404 SE PICCADILLY ST	BLUE SPRINGS	MO	64014
36-800-04-23-00-0-00-000	WILLIAMS GOLDIE F	519 NW WILLOW DR	GRAIN VALLEY	MO	64029





RZ-2019-573 KCT  
Twenty-Twenty Properties LLC  
*Blue Springs*

Exhibit 2

Blue Springs

SE INDUSTRIAL DR

SE AA HWY

SE KENWOOD DR

SE RIDGEWOOD DR

SE SKYVIEW DR

SE RIDGEWOOD CT

SE EASTRIDGE DR

SE GRAHAM RIDGE RD

Blue Springs



Exhibit 2

RZ-2019-573  
Twenty-Two Properties LLC



Blue Springs

SE AA HWY

SE GRAHAM RIDGE RD











