

## IN THE COUNTY LEGISLATURE OF JACKSON COUNTY, MISSOURI

**AN ORDINANCE** amending the zoning districts established pursuant to the Unified Development Code by changing a certain 3.0 ± acre tract from District C (Multiple House District) and District A (Agricultural) to District GBp (General Business Planned).

**ORDINANCE NO. 4476**, November 13, 2012

BE IT ORDAINED by the County Legislature of Jackson County, Missouri as follows:

Section 1. The Zoning Order of Jackson County, Missouri, and the official maps which are a part thereof, are amended by changing the boundaries of the "C" (Multiple House District), "A" (Agricultural), and the "GBp" (General Business Planned) Districts, so that there will be transferred from District C and District A to District GBp, a tract of land described as follows:

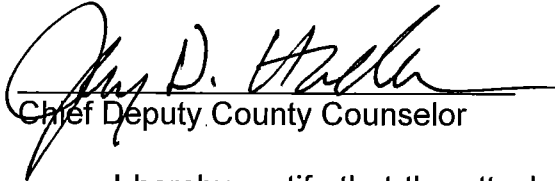
**Description:** All that part of the Northeast Quarter of the Southeast Quarter of Section 29, Township 48, Range 30, in Jackson County, Missouri, described as follows: Beginning at a point 424.0 feet West and 178.79 feet North of the Southeast corner of the Northeast Quarter of the Southeast Quarter of Section 29; thence North 1 degrees 44 minutes 38 seconds East, parallel to the East line of said Northeast Quarter of the Southeast Quarter a distance of 577.75 feet, thence North 85 degrees 35 minutes 45 seconds West a distance of 270.45 feet to the East line of Lake Drive; thence Southerly with said Lake Drive South 3 degrees 45 minutes 40 seconds East a distance of 539.91 feet; thence South 84 degrees 52 minutes 40 seconds East a distance of 218.74 feet, to the Point of Beginning, except that part in road, in any.

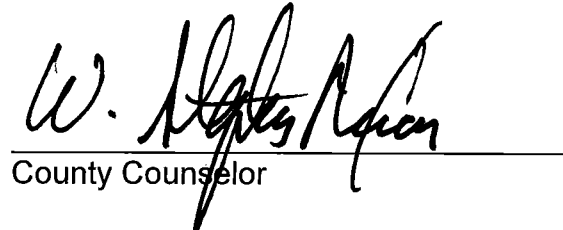
Section 2. The Legislature, pursuant to the application of Syler Construction, Inc., and Lakeshore Property Group, LLC (RZ-2012-489), requesting the amendment embodied in this Ordinance and with notice that the Jackson County Plan Commission voted 7 to 0 to recommend APPROVAL of this application after a public hearing on October 18,

0 to recommend APPROVAL of this application after a public hearing on October 18, 2012, does adopt this Ordinance pursuant to the Jackson County Charter authorizing the Legislature to exercise legislative power pertaining to planning and zoning.

Effective Date: This Ordinance shall be effective immediately upon its signature by the County Executive.

APPROVED AS TO FORM:

  
Chief Deputy County Counselor

  
County Counselor

I hereby certify that the attached Ordinance, Ordinance No. 4476 introduced on November 13, 2012, was duly passed on December 3, 2012 by the Jackson County Legislature. The votes thereon were as follows:

Yeas 9

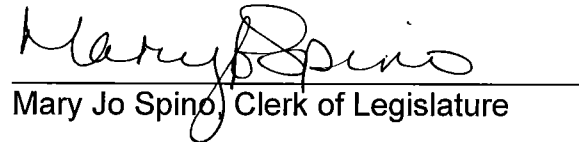
Nays 0

Abstaining 0

Absent 0

This Ordinance is hereby transmitted to the County Executive for his signature.

12.3.12  
Date

  
Mary Jo Spino, Clerk of Legislature

I hereby approve the attached Ordinance No. 4476.

12/4/2012  
Date

  
Michael D. Sanders, County Executive

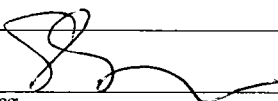
# REQUEST FOR LEGISLATIVE ACTION

Completed by County Counselor's Office:

Res/Ord No.: 4476

Sponsor(s): xxxxxx

Date: Nov. 13, 2012

SUBJECT	Action Requested <input type="checkbox"/> Resolution <input checked="" type="checkbox"/> Ordinance  Project/Title Syler Construction, Inc & Lakeshore Property Group, LLC Case No. RP-2012-489											
BUDGET INFORMATION <i>To be completed By Requesting Department and Finance</i>	<table border="1" data-bbox="328 504 1205 814"> <tr> <td>Amount authorized by this legislation this fiscal year:</td> <td>\$</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>\$</td> </tr> <tr> <td>Amount budgeted for this item * (including transfers):</td> <td>\$</td> </tr> <tr> <td>Source of funding (name of fund) and account code number; FROM / TO</td> <td>FROM ACCT  TO ACCT</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; FROM / TO	FROM ACCT  TO ACCT
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; FROM / TO	FROM ACCT  TO ACCT											
PRIOR LEGISLATION	Prior ordinances and (date): Prior resolutions and (date):											
CONTACT INFORMATION	RLA drafted by Randy Diehl, Planning and Zoning Coordinator, 881-4577											
REQUEST SUMMARY	Requesting a change of zoning from Zoning District C (Multiple House District) and District A (Agricultural) to District GBp (General Business Planned). The 3.0 ± acres are on the east side of Lake Shore Drive approximately 1000' south of Colbern Road, lying in Section 29, Township 48, Range 30, Jackson County, Missouri, aka 9613 S. Lake Shore Drive. Road 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 voted 7 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)											
ATTACHMENTS	See Attachment to RLA-2											
REVIEW	R Scott George, Administrator  Finance (Budget Approval): <i>If applicable</i> Division Manager:   County Counselor's Office:	Date:  Date:  Date: 11/6/12  Date:										

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.

**ATTACHMENT TO RLA-2:**

Attachments

Plan Commission Public Hearing Summary from October 18, 2012

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

Application

Zoning Order 1943, District C, Multiple House District

Application IR-565

Site Plan

Architect rendering of building

**ATTACHMENT TO RLA 1:**

**Description:** All that part of the Northeast Quarter of the Southeast Quarter of Section 29, Township 48, Range 30, in Jackson County, Missouri, described as follows: Beginning at a point 424.0 feet West and 178.79 feet North of the Southeast corner of the Northeast Quarter of the Southeast Quarter of Section 29; thence North 1 degrees 44 minutes 38 seconds East, parallel to the East line of said Northeast Quarter of the Southeast Quarter a distance of 577.75 feet, thence North 85 degrees 35 minutes 45 seconds West a distance of 270.45 feet to the East line of Lake Drive; thence Southerly with said Lake Drive South 3 degrees 45 minutes 40 seconds East a distance of 539.91 feet; thence South 84 degrees 52 minutes 40 seconds East a distance of 218.74 feet, to the Point of Beginning, except that part in road, in any.

## Jackson County Plan Commission Summary of Public Hearing

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**Date:** October 18, 2012  
**Place:** Independence City Hall  
111 E. Maple, Independence, MO

**Attendance:** Larry Antey  
Jack Crawford  
Tom Haley  
Janet Mershon  
W.L. Pointer  
Sandra Querry  
Bill Tarpley

**Staff:** Scott George  
Randy Diehl  
Chris Jenkins  
Bill Snyder  
Joan Dickey  
June Van Loo

### **Call to Order/Roll Call**

Chairman Antey called to order the October 18, 2012 meeting of the Plan Commission and asked that the roll call be taken

### **Approval of Record**

Chairman Antey asked for a motion to approve the record of August 16, 2012. Ms. Mershon made a motion to approve. Mr. Crawford seconded the motion. Voice vote.

Minutes of August 16<sup>th</sup>, 2012 Approved.

### **Public Hearings**

Chairman Antey swore in all persons present to give testimony at the public hearings.



**3. RP-2012-489 – Syler Construction, Inc & Lakeshore Property Group, LLC**

Requesting a change of zoning from Zoning District C (Multiple House District) and District A (Agricultural) to District GBp (General Business Planned). The 3.0 ± acres are on the east side of Lake Shore Drive approximately 1000' south of Colbern Road, lying in Section 29, Township 48, Range 30, Jackson County, Missouri, aka 9613 S. Lake Shore Drive.

Mr. George introduced RP-2012-489 and entered 11 exhibits in to record.

**Location:** East side of Lake Shore Drive approximately 1000' south of Colbern Road, lying in Section 29, Township 48, Range 30, Jackson County, Missouri, aka 9613 S. Lake Shore Drive.

**Area:** 3.0 ± acres

**Request:** Change of zoning from Zoning District C (Multiple House District) and District A (Agricultural) to District GBp (General Business Planned)

**Purpose:** Applicant wishes to construct offices on the existing building of the former Shriner and VFW hall and utilize the former space of the hall as a catering facility.

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

Zoning in the area is primarily agricultural. Property sizes are large acreage tracts, containing single family residences.

To the south and to the west is the City of Lake Lotawana, to the north and east is the applicant's property (AG District).

**Comments:** In 1950, 1.5 acres was rezoned by the County Court from District D (Agricultural) to District C (Multiple House District) The Zoning Order in place in 1950 was approved by the County Court on April 26, 1943. Within District C an approved use was "Private clubs and fraternal orders".

As stated the applicant is planning to construct office space on the existing building and utilize the former hall as a catering facility. An onsite waste water system serves the facility. The system needs to be replaced and 1.5 acre tract will not allow a replacement system. The property owner (Lakeshore Property) is adding an additional 1.5 acres from their adjacent property in order to bring the property size into compliance with the minimum lot size for an onsite waste water system. Therefore, the portion being added is being rezoned from District A into District GBp.

**County Plan:**

The County Plan Development Diagram illustrates this area within the Suburban Development Tier (SDT). The GBp (General Business Planned) District is appropriate in the Suburban Development Tier.

**Recommendation:**

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

Staff recommends APPROVAL of RZ-2012-489

There were no questions for staff.

Applicant: Doug Kenney, 29203 E. Colburn Road, Grain Valley, MO 64029.

Mr. Antey asked the applicant if he had anything more to add after Mr. Georges report.

Mr. Kenney said the reason he acquired the property is it has 18 inch stone walls that is built with and it has steel beams that it was built with you can drive a truck on top of it. It is in my mind a historical site. When the construction is finished this will be a half of a million dollar project.

Syler Construction passed around a picture of what the building will look like when completed.

This photo was then entered into exhibits as exhibit # 12.

Mr. Antey asked as far as when you say a catering facility are you talking keeping it just as a banquet hall where cater can come in?

Mr. Kenney responded that banquet hall might be a better term. I do have a lady that does catering and she will be using the facility and taking care of that part of the banquet hall.

Mr. Tarpley asked besides your own personal office space will anyone else be using the facility.

Mr. Kenney responded I will have a receptionist there. It is going to be a situation where you can have an office there I provide the secretary and phones.

Mr. Tarpley asked how many office spaces total.

Mr. Kenney responded 8-9 on the outside by the windows and inside will more than likely have twice that.

Mr. Crawford asked about the ADA requirements and how that would be handled.

Mr. Kenney responded we currently have a handicap ramp around back and will also be providing a lift.

Mr. Haley made a motion to take RZ-2012-489 under advisement. Ms. Mershon seconded the motion. RZ-2012-489 is under advisement.

Motion was made to approve RZ-2012-489 by Ms. Mershon, seconded by Mr. Tarpley, vote was taken.

VOTE:

Mr. Antey	APPROVE
Mr. Crawford	APPROVE
Mr. Haley	APPROVE
Ms. Mershon	APPROVE
Mr. Pointer	APPROVE
Ms. Querry	APPROVE
Mr. Tarpley	APPROVE

**RZ-2012-489 APPROVED (7-0)**

**STAFF REPORT**

**PLAN COMMISSION**

**October 18, 2012**

**RE: RP-2012-489**

**Applicant:** Syler Construction, Inc & Lakeshore Property Group, LLC

**Location:** East side of Lake Shore Drive approximately 1000' south of Colbern Road, lying in Section 29, Township 48, Range 30, Jackson County, Missouri, aka 9613 S. Lake Shore Drive.

**Area:** 3.0 ± acres

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**County Plan:**

The County Plan Development Diagram illustrates this area within the Suburban Development Tier (SDT). The GBp (General Business Planned) District is appropriate in the Suburban Development Tier.

**Recommendation:**

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

Staff recommends APPROVAL of RZ-2012-489

Respectfully submitted,  
Planning and Environmental Health Division

Randy Diehl  
Planning and Zoning Coordinator

Plan Commission  
October 18, 2012  
RP-2012-489

Applicants / Property Owners:

Syler Construction Inc  
16657 E. 23<sup>rd</sup> St #368  
Independence3 MO 64055

Lakeshore Property Group LLC  
9613 S. Lake Shore Dr  
Lake Lotawana MO 64086

Parcel No: 54-540-01-07

Certified Mail – Return Receipt  
Property Owners within 1000 feet

54-540-02-51-00-0-00-000  
A 26/4B TRUST  
A 26 LAKE SHORE DR  
LAKE LOTAWANA MO 64086

54-540-02-51-00-0-00-000  
A 26/4B TRUST

54-540-04-08-00-0-00-000  
ANDERSON DAVID G  
16 A LAKE SHORE DR  
LAKE LOTAWANA MO 64086

54-540-04-06-00-0-00-000  
CORAZZIN GUY A  
18 A LAKE SHORE DRIVE  
LAKE LOTAWANA MO 64086

54-540-02-48-00-0-00-000  
DESSELLE ELSBETH H  
29 A LAKE SHORE DR  
LAKE LOTAWANA MO 64086

54-540-02-49-00-0-00-000  
FISER MARTIN L & LEXIE E  
28 A LAKE SHORE DRIVE  
LAKE LOTAWANA MO 64086

54-540-04-03-00-0-00-000  
HODGES RONALD R & JEAN E  
21 A LAKE SHORE DR  
LAKE LOTAWANA MO 64086

54-540-02-47-01-0-00-000  
HODGES RONALD R & JEAN E

54-540-02-46-00-0-00-000  
HODGES RONALD R & JEAN E

54-540-02-45-00-0-00-000  
HODGES RONALD R & JEAN E

54-540-02-55-01-0-00-000  
HODGES RONALD R & JEAN E

54-540-01-08-00-0-00-000  
JSMB LLC  
A22 LAKE SHORE DR  
LAKE LOTAWANA MO 64086

54-540-04-01-00-0-00-000  
JSMB LLC

54-540-04-02-00-0-00-000  
JSMB LLC

54-540-01-01-01-2-00-000  
KINNEY DOUGLAS A & YVETTE R  
29203 E COLBERN RD  
GRAIN VALLEY MO 64029

54-540-01-01-01-1-00-000  
KINNEY DOUGLAS A & YVETTE R

54-540-03-01-00-0-00-000  
LAKE LOTAWANA ASSOCIATION INC  
10417 THOMPSON RD  
LEES SUMMIT MO 64086

54-540-01-01-02-0-00-000  
LAKE LOTAWANA ASSOCIATION INC

54-540-02-52-03-0-00-000  
LAKE LOTAWANA COMMUNITY CLUB  
9623 LAKE SHORE DR  
LAKE LOTAWANA MO 64086

54-540-01-06-00-0-00-000  
LAKE LOTAWANA COMMUNITY CLUB

54-540-02-52-01-0-00-000  
LAKE LOTAWANA COMMUNITY  
UNITED METHODIST  
28901 NE COLBERN RD  
LAKE LOTAWANA MO 64086

54-540-01-05-00-0-00-000  
LAKE LOTAWANA HOLDING CO  
10417 E THOMPSON RD  
LAKE LOTAWANA MO 64086

54-540-02-52-02-0-00-000  
LAKE LOTAWANA PARKS &  
RECREATION INC  
220 SE GREEN ST  
LEES SUMMIT MO 64063

54-540-04-05-00-0-00-000  
MCKEMY STEVEN W & KAREN SUE  
19 A LAKE SHORE DR  
LAKE LOTAWANA MO 64086

54-540-04-04-00-0-00-000  
SCHMOLZI RUSSELL W & WENDY M  
20 A LAKE SHORE DR  
LAKE LOTAWANA MO 64086

54-540-04-07-00-0-00-000  
TIPPINS SAUNDRA  
17 A LAKE SHORE DR  
LAKE LOTAWANA MO 64086

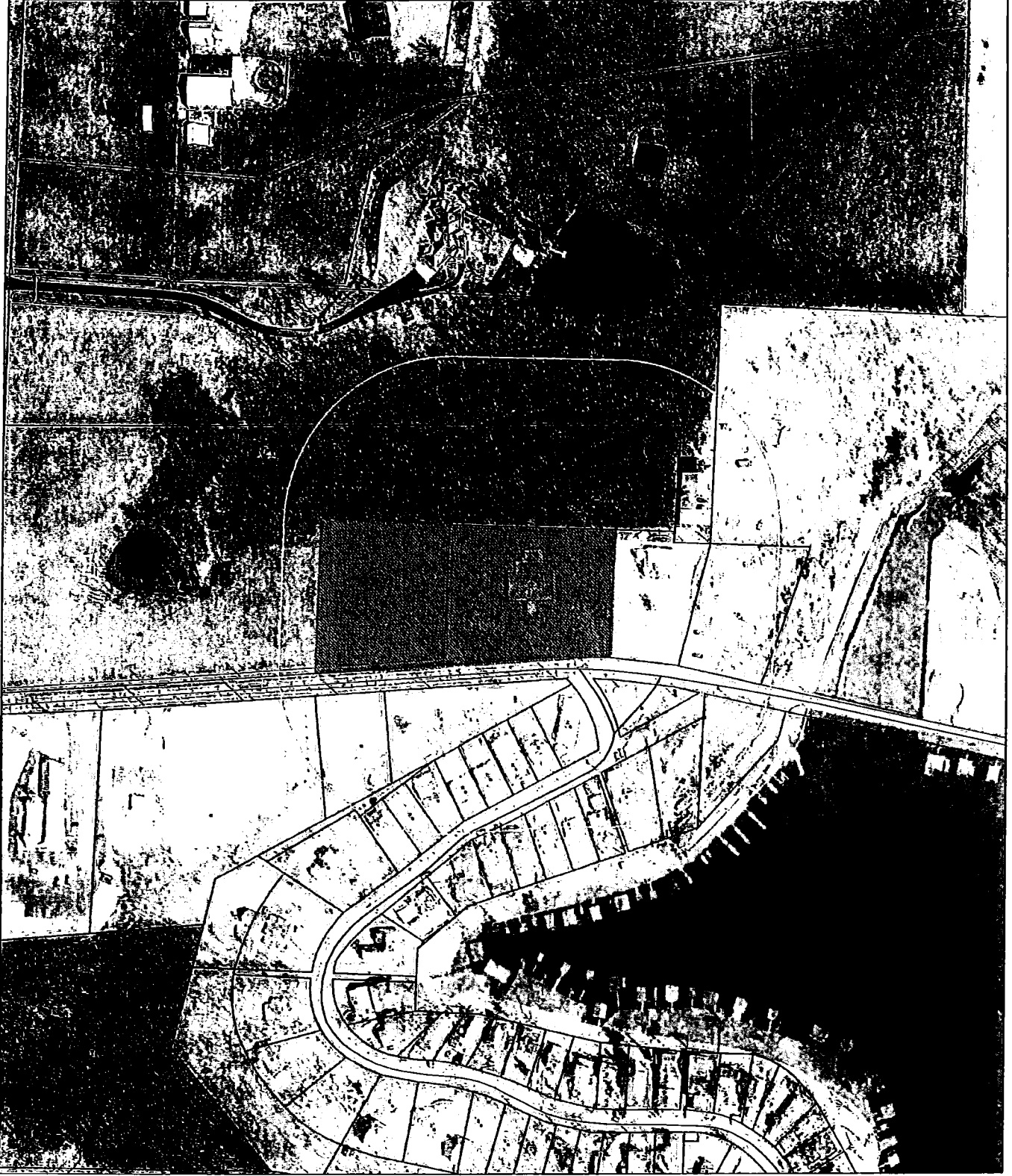
54-540-02-50-00-0-00-000  
WHEAT DALE G  
27 A LAKE SHORE DR  
LAKE LOTAWANA MO 64086

CITY OF LAKE LOTAWANA  
100 LAKE LOTAWANA DR  
LAKE LOTAWANA MO 64086



# Jackson County Zoning Map

	300' Notification Ring
<b>Addresses</b>	
•	<all other values>
•	Future No.
•	Park
•	Multiple
•	Primary
•	Secondary Res
•	Utility
□	Legislative Action
—	Streets
—	<all other values>
	Penning
<b>Rezoning</b>	
	RR-Residential Ranchette
	RR-Residential Ranchette-Planned
	RE-Residential Estates
	RS-Residential Suburban
	RU-Residential Urban
	A1-Single-Family
	B1-Two-Family
	C1-Multi-Family
	A1-Mobile Homes District
	ROP-Residential Office-Planned
	LB-Local Business
	LB-Local Business-Planned
	GB-General Business
	GB-General Business-Planned
	LI-Light Industrial
	LI-Light Industrial-Planned
	I-Heavy Industrial



EX. 5

RZ-2012-489

Ord

1 inch equals 57 feet



**JACKSON COUNTY, MISSOURI  
PLANNED DEVELOPMENT ZONING APPLICATION**

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**APPLICANT INFORMATION:**

1. Application must be filed with the Jackson County Planning and Development Division, 303 West 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. Provide Site Development Plan and supporting documentation as provided in UDC Section 24003.18 paragraph e (See Item 14).
6. A signed statement by applicant that applicant understands and agrees that rezoning granted under this section may be revoked should actual use of the property deviate materially if planned development is granted.
7. The filing fee (non-refundable) must accompany application.  
(Check payable to Manager of Finance)  
\$350.00 - Change of Zoning to Residential / Planned Development  
\$500.00 - Change of Zoning to Commercial or Industrial / Planned Development

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**TO BE COMPLETED BY OFFICE PERSONNEL ONLY:**

SUBURBAN TIRE  
3001

Rezoning Case Number RP-2012- 489

Date Filed 9-18-12 Date of hearing 10-18-12

Date advertised \_\_\_\_\_ Date property owners notified \_\_\_\_\_

Date signs posted \_\_\_\_\_

Hearings: Heard by \_\_\_\_\_ Date \_\_\_\_\_ Decision \_\_\_\_\_

          Heard by \_\_\_\_\_ Date \_\_\_\_\_ Decision \_\_\_\_\_

          Heard by \_\_\_\_\_ Date \_\_\_\_\_ Decision \_\_\_\_\_

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**BEGIN APPLICATION HERE:**

1. Data on Applicant(s) and Owner(s)
  - a. Applicant(s) Name: Syler Construction, Inc. - Gerald & Garret Syler  
Address: 16657 E. 23<sup>rd</sup> St. #368 Independence, MO 64055  
Phone Gerald - 816-564-3621 Garret - 816-564-1636
  - b. Owner(s) Name: \_\_\_\_\_  
Address: \_\_\_\_\_

- b. Owner(s) Name: Lakeshore Property Group, LLC  
 Address: 9613 S. Lake Shore Drive  
Lake Lotawana, MO 64086  
 Phone 866-868-8217
- c. Agent(s) Name: N/A  
 Address: \_\_\_\_\_  
 Phone \_\_\_\_\_
- d. Applicant's interest in Property: \_\_\_\_\_
2. General Location (Road Name) Lake Shore Drive
3. Present Zoning "C" Requested Zoning GBp
4. AREA (sq. ft. / acres) 65,642 ft<sup>2</sup>, see drawings
5. Legal Description of Property: (Write Below or Attached )  
See drawings
6. Present Use of Property: VFW
7. Proposed Use of Property: Office Building
8. Proposed Time Schedule for Development: 10/1/12
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? None

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 PWO #13
- b. Sewage disposal On Site
- c. Electricity KCP & L
- d. Fire and Police protection Lake Lotawana & Jackson County Police

12. Describe existing road width and condition: See drawings

\_\_\_\_\_

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): \_\_\_\_\_

\_\_\_\_\_

15. **PLANNED ZONING APPLICATION SHALL INCLUDE SITE DEVELOPMENT PLAN:**

An accurate, legible site plan, drawn to scale and containing the following information:

- a. the legal description of subject property;
- b. the limits, dimensions, and square footage/acreage of property and the development of property adjacent to the area within three hundred (300) feet;
- c. the topography in intervals no greater than ten (10) feet;

- d. General location and width of all proposed streets and public rights-of-way, such as pedestrian ways and easements.
- e. Entrances and exits from streets or indication of the criteria for entrance and exit placement;
- f. Proposed building layout illustrating the front, side and rear building setback lines.
- g. Proposed use of buildings, or a description of the proposed uses by type, character, and intensity;
- h. Location and amount of parking or loading, or indication of the proposed parking and loading ratio and the location criteria;
- i. Location, type, and size of signs, or indication of the criteria for location, type and size of signs.

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.

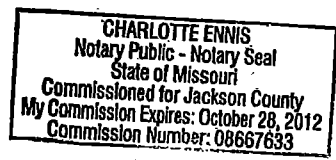
Signature \_\_\_\_\_ Date 9/17/12  
 Property Owner(s) Douglas A. Kinney  
Lake Shore Property Group LLC.  
 Applicant(s): Gerald Syler 9/17/12  
Garrett Syler 9-17-12  
 Contract Purchaser(s): N/A

STATE OF MO  
 COUNTY OF JACKSON

On this 17 day of Sept, in the year of 2012, before me the undersigned notary public, personally appeared Douglas A Kinney, Gerald Syler & Garrett Syler 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 Charlotte Ennis Commission Expires 10 28 12



# ZONING ORDER



## JACKSON COUNTY, MISSOURI



*Approved by County Court  
April 26, 1943*

Ex. 9

Height: Same as District "A".  
Front Yards: Same as District "A".  
Side Yards: Same as District "A".  
Rear Yards: Same as District "A".

Lot Area per Family: Every dwelling hereafter erected or altered shall provide a lot area of not less than seventy-five hundred (7,500) square feet per family for single family dwellings, or thirty-seven hundred and fifty (3,750) square feet per family for two family dwellings, provided that where a lot has less area than herein provided, in separate ownership, at the time of the passage of this Order, this regulation shall not prohibit the erection of a single family dwelling.

Section 8. DISTRICT "C". (Multiple House District).

#### USE REGULATIONS

In District "C" no building, structure, land or premises shall be used, and no building or structure shall be hereafter erected, moved, constructed, or altered, except for one or more of the following uses:

1. Any use permitted in District "B", including the regulations as established therein for private and community garages, stables, servants quarters and accessory buildings and uses, except that in District "C" a private garage may provide space for storage for not more than one vehicle for each seven hundred fifty (750) square feet of lot area.
2. Apartments, flats, or multiple dwellings.
3. Boarding and lodging houses.
4. Fraternity or sorority houses and dormitories.
5. Hotels or Apartment Hotels.
6. Hospitals or sanitariums, other than for the insane or feeble minded.
7. Private clubs or fraternal orders.
8. Philanthropic or eleemosynary institutions, other than penal institutions.
9. Accessory uses customarily incident to the above, and located on the same lot, not involving the conduct of a retail business. There shall be permitted such facilities as are required for the operation of a hotel or apartment hotel, or for the use of or entertainment of guests or tenants of the hotel or apartment hotel, when conducted and entered from within the building, provided no window or other display or sign on the exterior of the building is used to advertise such use.

#### HEIGHT AND AREA REGULATIONS

In District "C" the height of buildings, the minimum dimensions of yards and the minimum lot area per family permitted upon any lot shall be as follows:

Height: No building shall exceed forty-five (45) feet or three (3) stories.

Front Yards Same as District "A".

Side Yards: Same as District "A", including requirements for corner lots, provided the width of such yards shall be increased one inch for each foot of height of building above thirty-five (35) feet.

Rear Yards: The depth of the rear yard shall be at least twenty-five (25) per cent of the depth of the lot, but such depth need not be more than twenty-five (25) feet.

Lot Area per Family: Every building or portion of a building hereafter erected or altered shall provide a lot area of not less than one thousand (1,000) square feet per family.

### Section 9. DISTRICT "D". (Agricultural District).

#### USE REGULATIONS

In District "D" no building, structure, land or premises shall be used, and no building or structure shall be hereafter erected, moved, constructed, or altered, except for one or more of the following uses:

1. Any use permitted in Districts "A" and "B".
2. Agriculture, horticulture, nurseries, greenhouses, orchards, and general farming, including raising of live stock, goats, hogs, etc., and raising, fattening and butchering of chickens, turkeys and other poultry, providing there shall be no feeding or disposal of garbage, rubbish or offal, unless a permit for such operation is issued by the Board, which permit shall be for a stipulated period not exceeding three years.
3. Commercial and riding stables and tracks, and polo fields, provided the stables shall be located not less than one hundred (100) feet from any property line.
4. Dairies, together with creameries, cheese factories, milk bottling or condenseries, and similar enterprises which are incidental to the dairy operations.
5. Forests and wild life reservations, or similar conservation projects.
6. Fur farming for the raising of fur bearing animals.
7. Hospitals or sanitariums, other than for the insane or feeble minded.
8. Kennels, provided the buildings and pens shall be located not less than two hundred (200) feet from any property line; fish hatcheries; apiaries; and aviaries.
9. Mushroom barns and caves.
10. Philanthropic or eleemosynary institutions, other than penal institutions.
11. Picnic groves, but not including any regular business or cabin camp development therein.

12.

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#### HEIGHT

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JACKSON COUNTY, MISSOURI

Date \_\_\_\_\_

Appn. No. 565

ALL APPLICATIONS MUST BE ACCOMPANIED BY A PLAT OF THE LAND IN QUESTION AND MUST BE DRAWN BY AN ENGINEER OR SURVEYOR.

TO THE JACKSON COUNTY PLANNING ENGINEER:

Application is hereby made ( X ) To change the use  
To extend the use

of land located at Lake Lotawana - East of lake

Area to be rezoned \_\_\_\_\_

From District A9 Legal Description MULTI-FAMILY  
D To District C

For the proposed use as a Shrine Club House

Signatures of property owners notified:

Name	Address

THE APPLICANT STATES THAT HE HAS NOTIFIED ALL ADJACENT PROPERTY OWNERS ALSO ALL OWNERS OPPOSITE AND ABUTTING, and that he agrees to abide by and comply with the conditions of all building and health laws and by the Zoning Order of Jackson County, Missouri.

Lake Lotawana Shrine Club, Lake Lotawana  
Signature of applicant Address of applicant

Map No. \_\_\_\_\_ \$7.50 filing fee \_\_\_\_\_

Township \_\_\_\_\_ Plat received \_\_\_\_\_

Cards in favor \_\_\_\_\_ Cards opposed \_\_\_\_\_ Scale of drawing \_\_\_\_\_

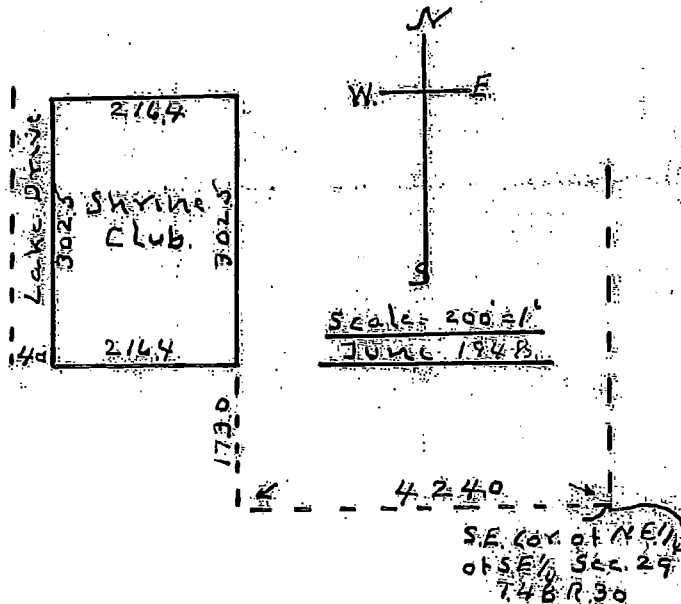
Action taken 7/25/50 - Recommended by Commission at public hearing.

9/25/50 - Granted by the County Court. 16.12

# SURVEY

OF PART OF

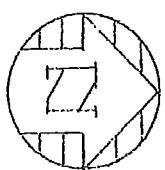
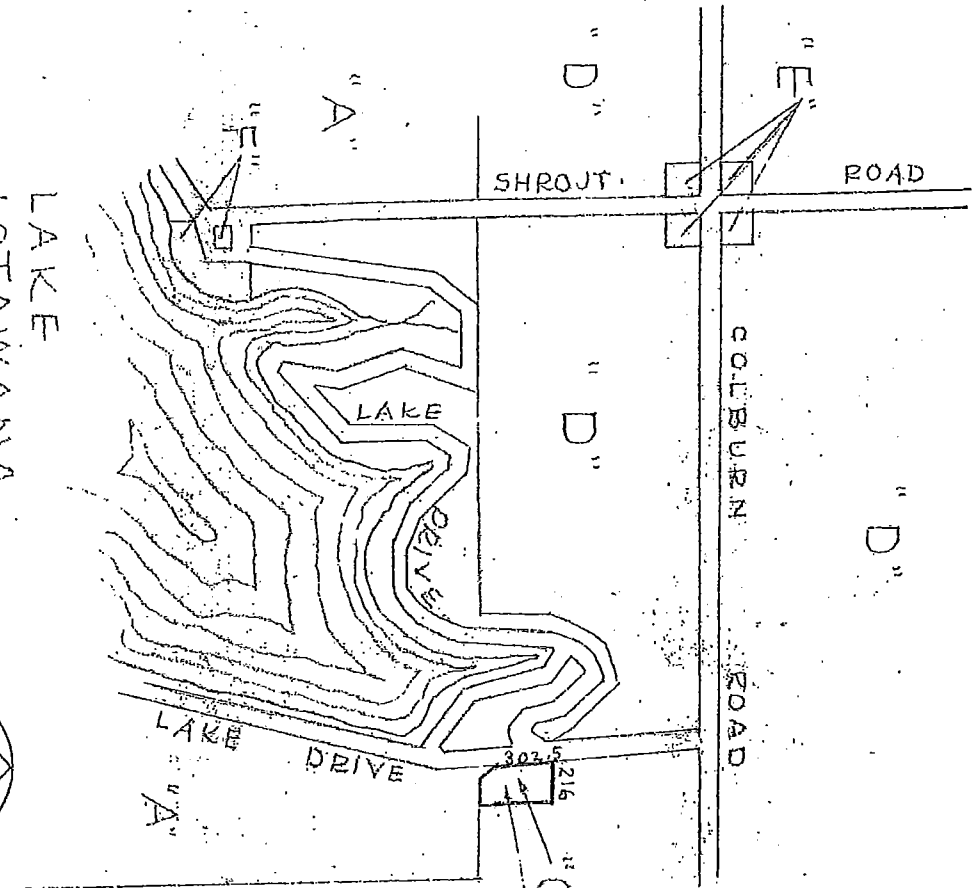
NE  $\frac{1}{4}$  of SE  $\frac{1}{4}$  Sec. 29 Twp. 48 R. 30



A part of the NE  $\frac{1}{4}$  of SE  $\frac{1}{4}$  Sec. 29 T48 Range 30 described as follows: - Beg at a point 4240 feet west and 1730 feet north of the S.E. cor of NE  $\frac{1}{4}$  of SE  $\frac{1}{4}$  said Sec. 29, thence North 302.5 feet, thence West 216.4 feet, thence South 302.5 feet, thence East 216.4 feet to the point of beg.

O. C. Shelley  
Surveyor

LAKE  
LOTAWANA



Scale 1" = 1000'

For rezoning from District D to  
 C East of Lake Lotawana at  
 Lake Drive South of Colburn Road.  
 For use as a Shrine Club House.

**Jackson County Planning Commission**

203 Court House Kansas City, Mo.

Application No. 565

Lake Lotawana Shrine Club

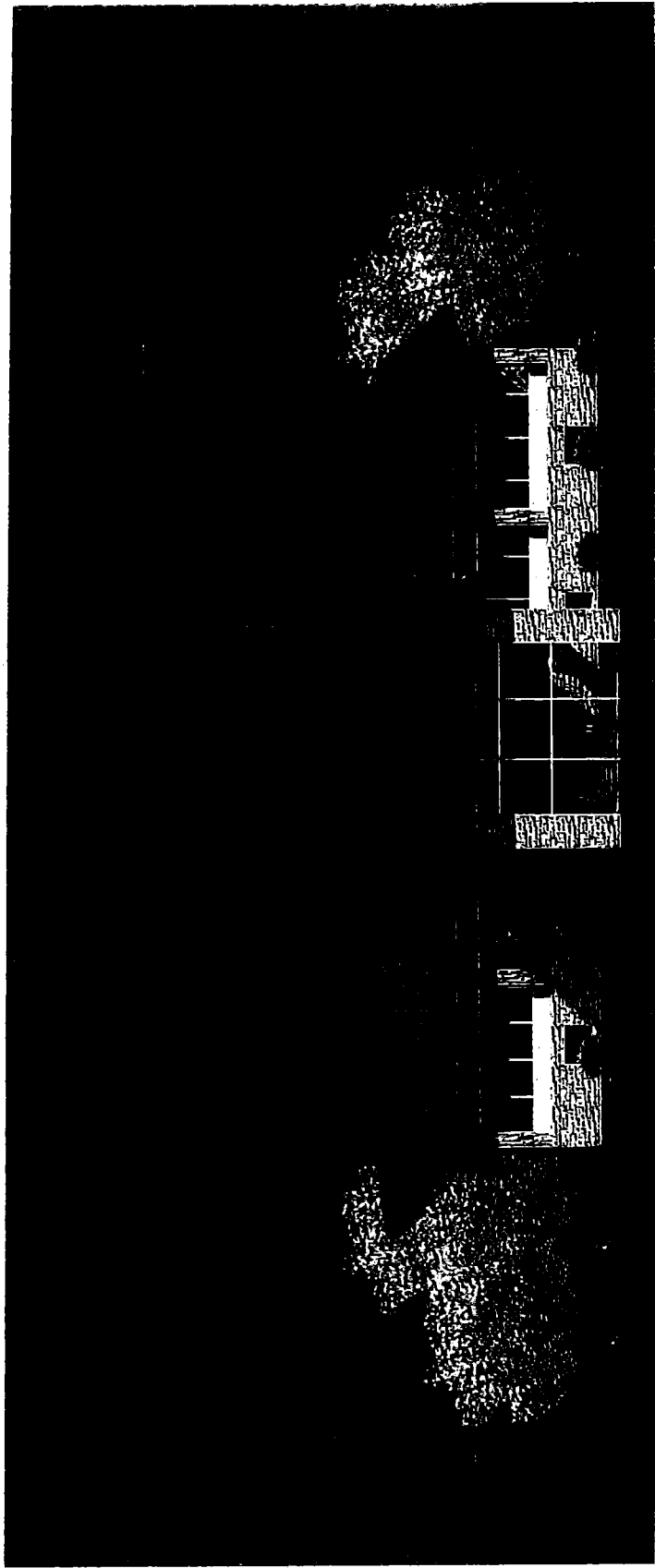
by: Dr. F. H. Kindred, Pr

R. R. #1,

Lee's Summit, Missouri.

Action \_\_\_\_\_





EV12