

**RZ-2025-692**

**ATTACHMENT 1: PROPERTY DESCRIPTION**

**Description:**

Part of Tract A, Tyler-Luppens Acres, a subdivision in Jackson County, Missouri, more particularly described as follows: Commencing at the Northwest corner of said Tract A; thence South 88 degrees 56 minutes 29 seconds East, a distance of 142.49 feet; thence North 88 degrees 54 minutes 16 seconds East, a distance of 322.45 feet to the Point of Beginning; thence continuing North 88 degrees 54 minutes 16 seconds East, a distance of 91.38 feet; thence South 89 degrees 15 minutes 37 seconds 228.60 feet; thence South 73 degrees 03 minutes 20 seconds East, a distance of 470.21 feet to the West right-of-way line of Buckner Tarsney Road; thence along said West right-of-way, South 39 degrees 36 minutes 33 seconds West, a distance of 402.03 feet; thence along a curve to the left, with a radius of 2894.80 feet, a distance of 145.96 feet; thence leaving said West right-of-way, North 32 degrees 38 minutes 01 seconds West, a distance of 420.93 feet; thence North 88 degrees 05 minutes 15 seconds West, a distance of 203.08 feet; thence North 01 degrees 54 minutes 45 seconds East, a distance of 201.58 to the Point of beginning.

RZ-2025-692

ATTACHMENT 2: ZONING SUPPORT DOCUMENTATION

Attachments

Plan Commission Public Hearing Summary from March 20, 2025

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 plat

**Randy Diehl gave the staff report:**

**RE: RZ-2025-694**

**Applicant:** Paul & Julie Tyler

**Location:** 8200 S. Buckner Tarsney Road

**Area:** 5.00 ± acres

**Request:** Change of zoning from District AG (Agricultural) to District RR (Residential Ranchette)

**Purpose:** The purpose is to create a single-family lot.

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

Zoning in the area is Agricultural and Residential with the majority of the land use being single family residences.

Tyler-Luppens Acres was recorded in 2018. Lots 1, 2 and Tract A were created with the subdivision. Lots 1 and 2 are within District RR (Residential Ranchette).

The applicant is wishing to create an additional lot (Lot 3) that will front along Buckner Tarsney Road. A replat of Tract A will be needed to create the additional lot and is required to be within District RR.

The existing dwelling will be contained within Tract A1 which will be 14.64 acres in size. It will remain in District AG, since it is over 10 acres in size.

**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-2025-694.

Respectfully submitted,

Jackson County Public Works  
Development Division  
Randy Diehl, Administrator

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

There were none.

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

Paul Tyler: 8213 S. Fristoe Road.

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

No. Giving this to our son to build on.

Mr. Antey: Is the shape to go around the pond?

Mr. Tyler: Yes.

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

*Discussion under advisement*

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

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

Motion Carried 8 – 0

## **STAFF REPORT**

### **PLAN COMMISSION March 20, 2025**

**RE: RZ-2025-694**

**Applicant:** Paul & Julie Tyler

**Location:** 8200 S. Buckner Tarsney Road

**Area:** 5.00 ± acres

**Request:** Change of zoning from District AG (Agricultural) to District RR (Residential Ranchette)

**Purpose:** The purpose is to create a single-family lot.

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

Zoning in the area is Agricultural and Residential with the majority of the land use being single family residences.

Tyler-Luppens Acres was recorded in 2018. Lots 1, 2 and Tract A were created with the subdivision. Lots 1 and 2 are within District RR (Residential Ranchette).

The applicant is wishing to create an additional lot (Lot 3) that will front along Buckner Tarsney Road. A replat of Tract A will be needed to create the additional lot and is required to be within District RR.

The existing dwelling will be contained within Tract A1 which will be 14.64 acres in size. It will remain in District AG, since it is over 10 acres in size.

#### **County Plan:**

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

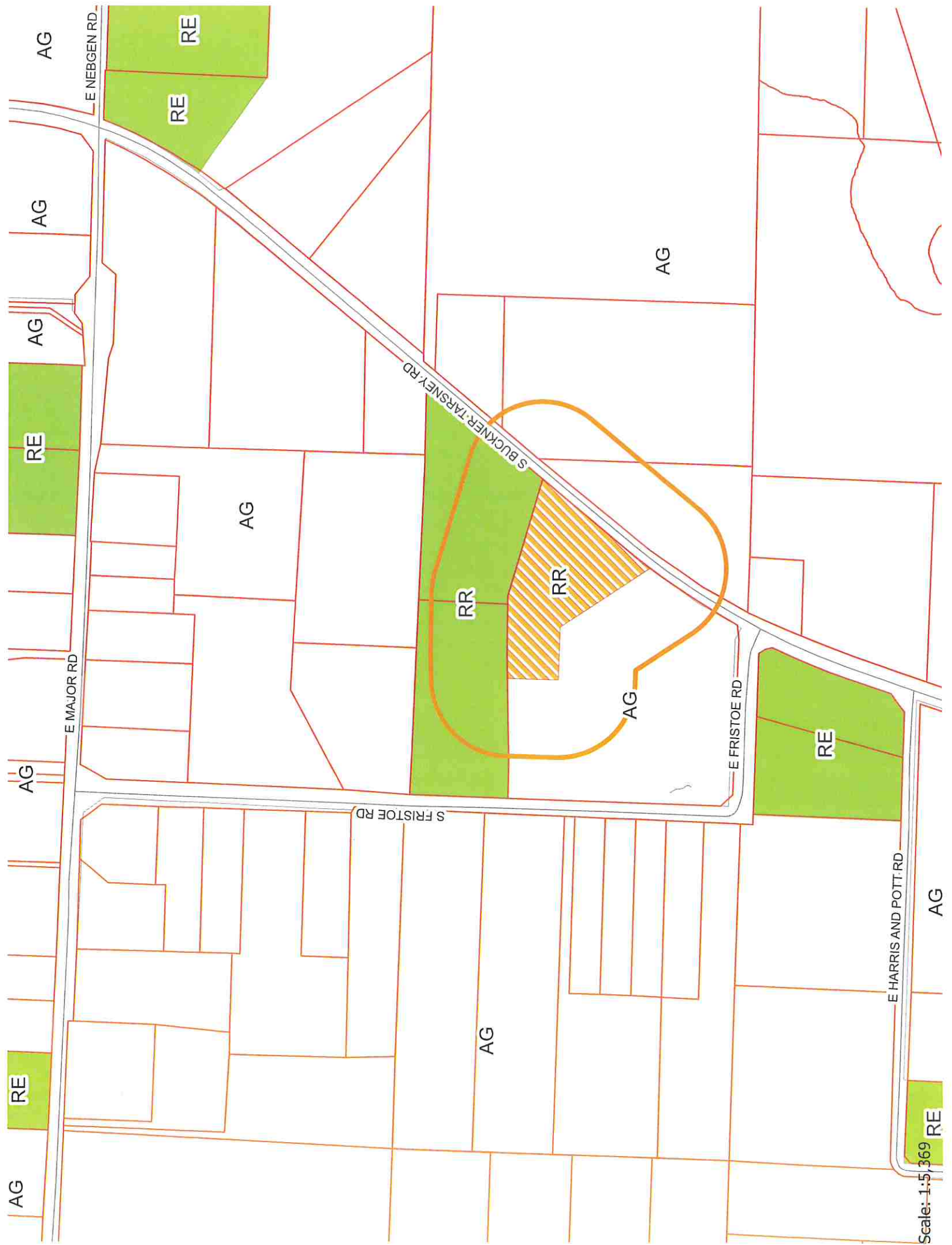
#### **Recommendation:**

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

Staff recommends APPROVAL of RZ-2025-694.

Respectfully submitted,

Jackson County Public Works  
Development Division  
Randy Diehl, Administrator



Scale: 1:5,369

RE

AG

RZ-2025-694

Property Owners Within 300 feet

parcel	owner	address	city	state	zip
40-900-04-43-00-0-00-000	LUPPENS DARREN J & DIANA L	8105 S FRISTOE RD	GRAIN VALLEY	MO	64029
40-900-04-44-00-0-00-000	SHOUSE NATHAN DANIEL	401 FRONT ST	GRAIN VALLEY	MO	64029
40-800-03-05-00-0-00-000	WARREN LEWIS G & LINDA S	8103 S BUCKNER TARSNEY RD	GRAIN VALLEY	MO	64029
40-800-03-10-00-0-00-000	CHAPMAN R STEVEN & THOMASA J TR	10021 S BUCKNER TARSNEY RD	GRAIN VALLEY	MO	64029
40-900-04-10-00-0-00-000	CHAPMAN R STEVEN & THOMASA J TR	10021 S BUCKNER TARSNEY RD	GRAIN VALLEY	MO	64029
40-900-04-45-00-0-00-000	TYLER PAUL & JULIE	8213 S FRISTOE RD	GRAIN VALLEY	MO	64029





## 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

March 5, 2025

RE: Public Hearing: RZ-2025-694  
Paul & Julie Tyler

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 Paul & Julie Tyler for a change of zoning from District AG (Agricultural) on 5.00 ± acres to District RR (Residential Ranchette). The purpose is to create a single-family lot at 8200 S. Buckner Tarsney 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 300' of the subject property.

The public hearing on this matter will be held by the Plan Commission on Thursday, March 20, 2025, 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 881-4577.

Sincerely,

A handwritten signature in blue ink, appearing to read "Randy Diehl", is written over a horizontal line.

Jackson County Public Works  
Development Division  
Randy Diehl, Administrator

*Frank White, Jr., County Executive*



**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

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

Rezoning Case Number RZ- 2025-694

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 \_\_\_\_\_

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**BEGIN APPLICATION HERE:**

**1. Data on Applicant(s) and Owner(s):**

- a. Applicant(s) Name: Jackson Tyler
- Address: 8213 S. Fristoe Rd.
- Grain Valley Mo. 64029
- Phone: 816 874 2752
- b. Owner(s) Name: Julie & Paul Tyler
- Address: 8213 S. Fristoe Rd. Grain Valley Mo. 64029
- Phone: 816 853 4730 816 674 2349
- c. Agent(s) Name: \_\_\_\_\_

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

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

- d. Applicant's interest in Property: Building new home
2. General location (Road Name) Buckner Tarsney South
3. Present Zoning Ag Requested Zoning Res RR
4. AREA (sq. ft. / acres) 5 acres
5. Legal Description of Property: (Write Below or Attached 9 )  
Replat of tract A, Tyler - Luppens Acres  
In the SE 1/4 SE 1/4 section 15, T48N, R30W
6. Present Use of Property: Nothing
7. Proposed Use of Property: Build house
8. Proposed Time Schedule for Development: 6 months
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 PWSO 13
- b. Sewage disposal Lies Disposal
- c. Electricity Every
- d. Fire and Police protection Jackson County
12. Describe existing road width and condition: Buckner Tarsney, black top

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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

Property Owner(s)

Paul Tyler  
Julie Tyler

Date

2.5.25  
2.5.25

Applicant(s):

\_\_\_\_\_  
\_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_

Contract Purchaser(s):

[Signature]  
\_\_\_\_\_

2.5.25  
\_\_\_\_\_

STATE OF Missouri

COUNTY OF Jackson

On this 6th day of February, in the year of 2026, before me the undersigned notary public, personally appeared Paul Tyler, Julie Tyler, and Jackson Tyler

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

[Signature]

Commission Expires

6.12.27

KATELYN PARSONS  
NOTARY PUBLIC - NOTARY SEAL  
STATE OF MISSOURI  
MY COMMISSION EXPIRES JUNE 12, 2027  
JACKSON COUNTY  
COMMISSION #19448395







