

REQUEST FOR LEGISLATIVE ACTION
EXECUTIVE OFFICE

JAN 22 '20 PM2:15

Version 6/10/19


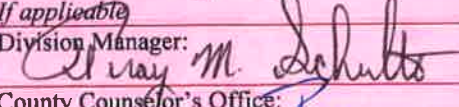


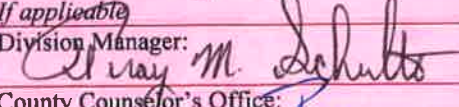


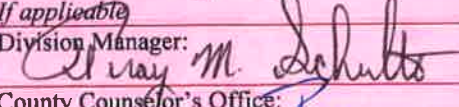

Completed by County Counselor's Office:

Res/Ord No.: 5312

Sponsor(s): N/A

Date: February 3, 2020

JAN 22 2020

SUBJECT	Action Requested <input type="checkbox"/> Resolution <input checked="" type="checkbox"/> Ordinance Project/Title: <u>Ozark Ready Mix - RZ-2019-575</u>										
BUDGET INFORMATION <i>To be completed By Requesting Department and Finance</i>	<table border="1" style="width:100%"> <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 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:	\$										
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) on a 15.2 ± acre tract to District HI (Heavy Industrial). The purpose is for a concrete batch plant. The 15.2 ± acres are located in Section 08, Township 47, Range 30, Jackson County, Missouri, at 27700 E. US 50 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 January 16, 2020 and accepted testimony pertaining to the rezoning request. The Plan Commission voted 7 to 0 to recommend APPROVAL 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" style="width:100%"> <tr> <td>Department Director: Brian D. Gaddie, P.E. Director of Public Works </td> <td>Date: 1-22-20</td> </tr> <tr> <td>Finance (Budget Approval): <i>If applicable</i></td> <td>Date:</td> </tr> <tr> <td>Division Manager: </td> <td>Date: 1-22-2020</td> </tr> <tr> <td>County Counselor's Office: </td> <td>Date: 1/29/2020</td> </tr> </table>	Department Director: Brian D. Gaddie, P.E. Director of Public Works 	Date: 1-22-20	Finance (Budget Approval): <i>If applicable</i>	Date:	Division Manager: 	Date: 1-22-2020	County Counselor's Office: 	Date: 1/29/2020		
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Division Manager: 	Date: 1-22-2020										
County Counselor's Office: 	Date: 1/29/2020										

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-2019-575

ATTACHMENT TO RLA 1:

Description:

All of the West 36 acres of the Southwest Quarter of the Southwest Quarter of Section 8, Township 47, Range 30, Jackson County, Missouri, Except that part as follows: Beginning at the Northwest corner of the Southwest Quarter of the Southwest Quarter of Section 8, Township 47, Range 30, Jackson County, Missouri; thence North 88 degrees, 55, minutes East, along the North line of said Quarter Quarter section, a distance of 569.82 feet; thence South parallel with the West line of said Quarter Quarter section, a distance of 967.87 feet; thence North 76 degrees 53 minutes West, 183.65 feet; thence North 59 degrees 40 minutes West, 203.99 feet; thence North 29 degrees 46 minutes West, 311.82 feet; thence North 89 degrees 10 minutes West 60.0 feet to a point of the West line of said Quarter Quarter section; thence North along the West line of Quarter Quarter section 541.24 feet to the point of beginning and Except part in roads and part conveyed to the State of Missouri for highway purposes.

Randy Diehl gave the staff report:

RE: RZ-2019-575

Applicant: Ozark Ready Mix

Location: Section 08, Township 47, Range 30, 27700 E US 50 Hwy

Area: 15.2 ± acres

Request: Change of zoning from District AG (Agricultural) to District HI (Heavy Industrial)

Purpose: Applicant is requesting the change in zoning for a concrete batch plant which requires Heavy Industrial zoning and a Conditional Use Permit.

Current Land Use and Zoning in the Area:

The zoning in the area is Agricultural. Land uses are single family residences on larger acre tracts. To the west of 7 Highway is the Barber Quarry which is inside the City of Lake Lotawana.

Heavy Industrial is appropriate in areas where uses are buffered from residential areas and commercial properties used by the general public.

Permitted uses for District HI are any permitted use allowed within District LI (Light Industrial). However, an asphalt or concrete batch plant requires a Conditional Use Permit as well.

A request for the Conditional Use Permit will also be considered. Conditional uses are those uses which generally are compatible with permitted land uses in a given zoning district, but which require individual review of their location, design and configuration and the imposition of conditions in order to ensure the appropriateness of the use at a particular location within a given zoning district.

The applicant had originally included the 44 acres to the East as part of the request. Since no immediate plans for this area are planned, they have requested that just the 15 acres for the batch plant be considered for rezoning.

Access will be onto 7 Highway via the existing access road.

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-2019-575

Mr. Diehl continued with the report for the Conditional Use Permit since the rezoning and conditional use permit tie in with one another.

RE: CU-2019-232

Applicant: Ozark Ready Mix

Location: Section 08, Township 47, Range 30, 27700 E US 50 Hwy

Area: 15.2 ± acres

Request: Conditional Use Permit for a concrete batch plant

Comments: The plan illustrates a proposed administration office, a batch plant office and batch plant, a washout basin, and aggregate storage.

The area of activity is generally to the South portion of tract and occupies roughly 5 acres of ground.

A Traffic Impact study was conducted and submitted to the Missouri Department of Transportation for their review. MoDot would expect the developer to make the necessary improvements to the Outer Road to accommodate the increased traffic, being primarily truck traffic.

The Missouri Department of Natural Resources requires permits and compliance with Air Pollution and Water Pollution control programs.

The proposed driveway and parking areas shall comply with the standards set forth within the Unified Development Code which states pavement thickness of four (4) inches. Off-street parking shall be provided at the ratio of one (1) space per 200 square feet of office space.

Within the Industrial Performance Standards for District HI (24004.12.f.2) it states, "Outdoor storage areas shall be screened with a solid, opaque six-foot-tall fence". Staff recommends screening along the front portion of the property.

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 CU-2019-232 for a period of 15 years with the following conditions:

- 1) Site must comply with all air and water quality standards as adopted and/or amended by the Missouri Department of Natural Resources.
- 2) Copies of all state licenses shall be provided to the Department of Public Works – Development Division.
- 3) The proposed driveway and parking areas shall be concrete surface with a minimum pavement thickness of four (4) inches. Off-street parking shall be provided at the ratio of one (1) space per 200 square feet of office space.
- 4) Any major changes to the proposed site plan will require a modified site plan to be submitted and may require re-approval of the Conditional Use Permit.
- 5) On-site advertising signs shall comply with Section 240007 in the Unified Development Code.
- 6) All improvements shall be completed and accepted by the Public Works Department prior to occupancy of the concrete batch plant.

Mr. Antey: Are there any questions for Randy?

Mr. Tarpley: Does the applicant have any other plants?

Mr. Diehl: Yes, they have about 19 other plants around the Lake of the Ozarks and the middle portion of the state.

Mr. Antey: You mention in your report about tree buffers in front to screen from the highway. Is that from 7 Highway or 50 Highway?

Mr. Diehl: 50 Highway. Similar to the fireworks trailer storage that is to the east of this location.

Mr. Tarpley: Are we talking wire fence with slats or permanent type fence?

Mr. Diehl: Either one is appropriate, as long as they provide the screening under the guidelines of the UDC. The trailer storage has hurricane fencing with the slats. There is some natural buffering with the trees along the front. The areas that MoDOT does not require removal of brush could serve as a barrier.

Mr. Tarpley: How long are we talking?

Mr. Diehl: Along the front to screen the entrance.

Mr. Crawford: Just along the front?

Mr. Diehl: Yes, otherwise they'd have to screen the entire 15 acres. From the perspective it wouldn't make much of an impact. We are looking at buffering from the view of the highway.

Mr. Haley: What about air quality? Is it going to be very dusty?

Mr. Diehl: Those regulations are with the State's Department of Natural Resources.

Mr. Antey: The regulations are within MDnR requirements. However, when it comes to silica dust, OSHA has a far, far more stringent threshold than the State. It was wondering about that.

Mr. Diehl: That question can be answered by the applicant's representative.

Ms. Mershon: Is this where the landscape place is?

Mr. Antey: This is on the north side of 50 Highway.

Mr. Antey: *Is the applicant here?*

Steve Motto: 614 NW 1801 Rd, Kingsville, MO 64061.

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

Mr. Motto: With Ozark Ready Mix, we run multiple operations. For the silica question, the standards have changed, we are in compliance. The paving for parking for dust (reduction).

Mr. Antey: The reason I ask, is that I've been in the construction industry and have worked around the Ozarks and there are a lot more OSHA inspectors in this area.

Mr. Motto: We are a company that runs in compliance. We are aware of all that and do what we need to do.

Mr. Tarpley: How is the dust monitored?

Mr. Motto: As far as MDnR, they have factors for what your production is, and how much material you handle. The watering of the areas is based on that as well for area that are not paved.

Mr. Hilliard: Is the material stored in bins?

Mr. Motto: The aggregate, rock and sand, are within bins. The powder materials are in silos which have ban houses to control dust.

Ms. Mershon: Will there be a lot a vehicles coming in and out?

Mr. Motto: This size operation will be about 15 to 20 trucks, which will be the ready mix trucks. There will be material trucks coming.

Ms. Mershon: Where does the rock come from?

Mr. Motto: We get it from different sources. Some is local from the metro. There is a granite material that ships in, that is required. Different locations.

Mr. Antey: Concrete can have different mix specifications, which may require different amounts of granite and aggregate to be onsite.

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?*

Don Berkstresser: 413 SE Snapple Bit Road, Lee's Summit, Mo. I own the property to the west to here. My handicapped son lives in house. I'm not against this at all, my concern is the traffic and dust. The mailbox is on the frontage road and he'll be getting mail from the box. Dust hopefully will be taken care of. The rock and particles from the trucks bringing material in and out. How will that be controlled?

La Vonda Montgomery: 12024 S Easley Road, Lee's Summit, MO. We own the parcel that is north of the tract east of the 15 acres. Is the tree line on the east property line going to remain?

Mr. Motto: Yes, it is our intention to leave that tree line in place as a buffer.

Ms. Montgomery: I am also concerned about the traffic. (MoDot) has rerouted traffic on the outer roads, that comes out (across 7 Highway from Mr. Berkshire's property). There are no traffic lights (at the outer road and 7 Highway). How will that be addressed?

Mr. Tarpley: Is there a line of site problem?

Ms. Montgomery: No, it's just the traffic coming off (50 Highway). I'm also concerned about lighting, dust and hours of operation.

Mr. Antey: I know you've addressed the dust issue. The main control will be water. What about hours of operation?

Mr. Motto: Typical hours of operation are 7:00 am to 5:00 pm. There may be an earlier start time.

Mr. Antey: And the number of trucks, you said about 15 to 20?

Mr. Motto: Correct.

Mr. Crawford: There was a question about security lighting. It's understandable the you will need some.

Mr. Motto: Our intent is to minimize that. At this location we don't need to be lit up like a Walmart. We want to be good neighbors. Most should be on the south end.

Mr. Crawford: Pointed down?

Mr. Motto: Yes

Mr. Diehl: The UDC requires to lighting be directional as not to shine over to an adjacent property. It can be shrouded to point downward.

Daryl Montgomery: 12024 S Easley Road, Lee's Summit, MO. My concern is the part of the property to the east. What are the plans for this?

Mr. Antey: At this point that property is not before this Commission. It will remain agricultural. If they wanted to change that, they would need to come before us.

Mr. Diehl: Their original application was for the entire 50 acres to be rezoned. They decided just to rezone the 15 acres for the plant. Mr. Antey is correct in that they would have to apply for a change of zoning and go through the public hearing process. They can use the property at this point for any allowable use with the Agricultural Zoning District.

Mr. Montgomery: What will they do with the land between now and the future?

Mr. Motto: The plan is not to do anything with it at this point. We'll leave it as is. The purchase required both parcels. It is not in our immediate thought process to do anything with it. It will stay crop land.

Motion to take under advisement.

Mr. Tarpley moved to take under advisement. Mr. Haley seconded.

Discussion under advisement

Mr. Tarpley: I want to address the traffic. I would be nice if they would coordinate with school times to help alleviate any problems for school bus traffic.

Mr. Crawford: I live within a mile of this. The use of the property, the owner has a right to develop it. It could office buildings, possibly. Apartments, a subdivision. I doubt it with the traffic. It probably lends itself to be industrial. A concrete plant usually fires up in the morning and early afternoon it's winding down. I don't perceive any noise in the evening. I personally Googled these people. I got their main site and picked at random a site they have. What I saw from Google Earth is that they run a clean operation. No junk equipment setting around.

Mr. Diehl: Mr. Chairman, to add to your original thoughts and Mr. Crawford, permitted (allowable uses) for Light Industrial also are permitted within District HI, Heavy Industrial. The HI list go beyond those uses for uses such as a batch plant, chemical plants, coal plants, foundries, and metal works. Those uses require a Conditional Use along with the change in zoning.

Mr. Antey: The Condition Use allows another layer of protection and will have to be renewed every so often. We'll look at their track record and that factors into their renewal.

Mr. Diehl: Their original application was for a term of 100 years. Staff suggested a more reasonable term of 15 years for the nature of the business. Usually a term of 3 to 5 years would be reasonable for a day care or boarding kennel.

Mr. Hilliard: The only other concern would be noise. It doesn't appear that there are that many homes in the immediate area. It's at the intersection of both 50 and 7 Highways. East of there is Easley Road.

Mr. Diehl: There are no plans to extend the outer road to east to Easley Road. Just the improvements to the existing road which parallels the west bound lane of 50 Highway.

Mr. Tarpley: Where is the nearest driveway from the outer road?

Mr. Diehl: Mr. Berkstresser's driveway is off the outer road. The next driveway is about 450 feet north of the outer road on 7 Highway.

Mr. Crawford: The only thing is the rocks or material falling off the trucks. I'm sure it'll be up to the owner of the plant to maintain and clear it off. I'm not sure what the County will require.

Mr. Diehl: The right of ways for both 50 and 7 Highways are under MoDot's control, as well as the outer road, which is within the right of way of 50 Highway

RZ-2019-575 Mr. Tarpley moved to approve. Mr. Crawford seconded.

Mr. Tarpley
Mr. Crawford
Ms. Querry
Mr. Haley
Mr. Gibler
Mr. Hilliard
Chairman Antey

Motion Carried 7 – 0

CU-2019-232 Mr. Crawford moved to approve. Mr. Tarpley seconded.

Mr. Tarpley
Mr. Crawford
Ms. Querry
Mr. Haley
Mr. Gibler
Mr. Hilliard
Chairman Antey

Motion Carried 7 – 0

Election of Officers

Mr. Crawford moved to keep the elected officer the same as last year.
Larry Antey Chairman
William Tarpley Co-Chair

Mr. Haley seconded.

Voice vote – All Aye

Meeting Adjourned: 9:10 am

STAFF REPORT

PLAN COMMISSION

November 21, 2019

RE: RZ-2019-575

Applicant: Ozark Ready Mix

Location: Section 08, Township 47, Range 30, 27700 E US 50 Hwy

Area: 15.2 ± acres

Request: Change of zoning from District AG (Agricultural) to District HI (Heavy Industrial)

Purpose: Applicant is requesting the change in zoning for a concrete batch plant which requires Heavy Industrial zoning and a Conditional Use Permit.

Current Land Use and Zoning in the Area:

The zoning in the area is Agricultural. Land uses are single family residences on larger acre tracts. To the west of 7 Highway is the Barber Quarry which is inside the City of Lake Lotawana.

Heavy Industrial is appropriate in areas where uses are buffered from residential areas and commercial properties used by the general public.

Permitted uses for District HI are any permitted use allowed within District LI (Light Industrial). However, an asphalt or concrete batch plant requires a Conditional Use Permit as well.

A request for the Conditional Use Permit will also be considered. Conditional uses are those uses which generally are compatible with permitted land uses in a given zoning district, but which require individual review of their location, design and configuration and the imposition of conditions in order to ensure the appropriateness of the use at a particular location within a given zoning district.

The applicant had originally included the 44 acres to the East as part of the request. Since no immediate plans for this area are planned, they have requested that just the 15 acres for the batch plant be considered for rezoning.

Access will be onto 7 Highway via the existing access road.

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-2019-575

Respectfully submitted,

Jackson County Public Works
Development Division
Randy Diehl, Administrator



RZ-2019-575
CU-2019-232
Ozark Ready Mix

Montgomery

Applicants remaining acrege
to remain agricultural

15 Acres for
proposed plant

Berksstresser

Outer road

E US 50 HWY OFF RAMP W

E US 50 HWY W

E US 50 HWY E

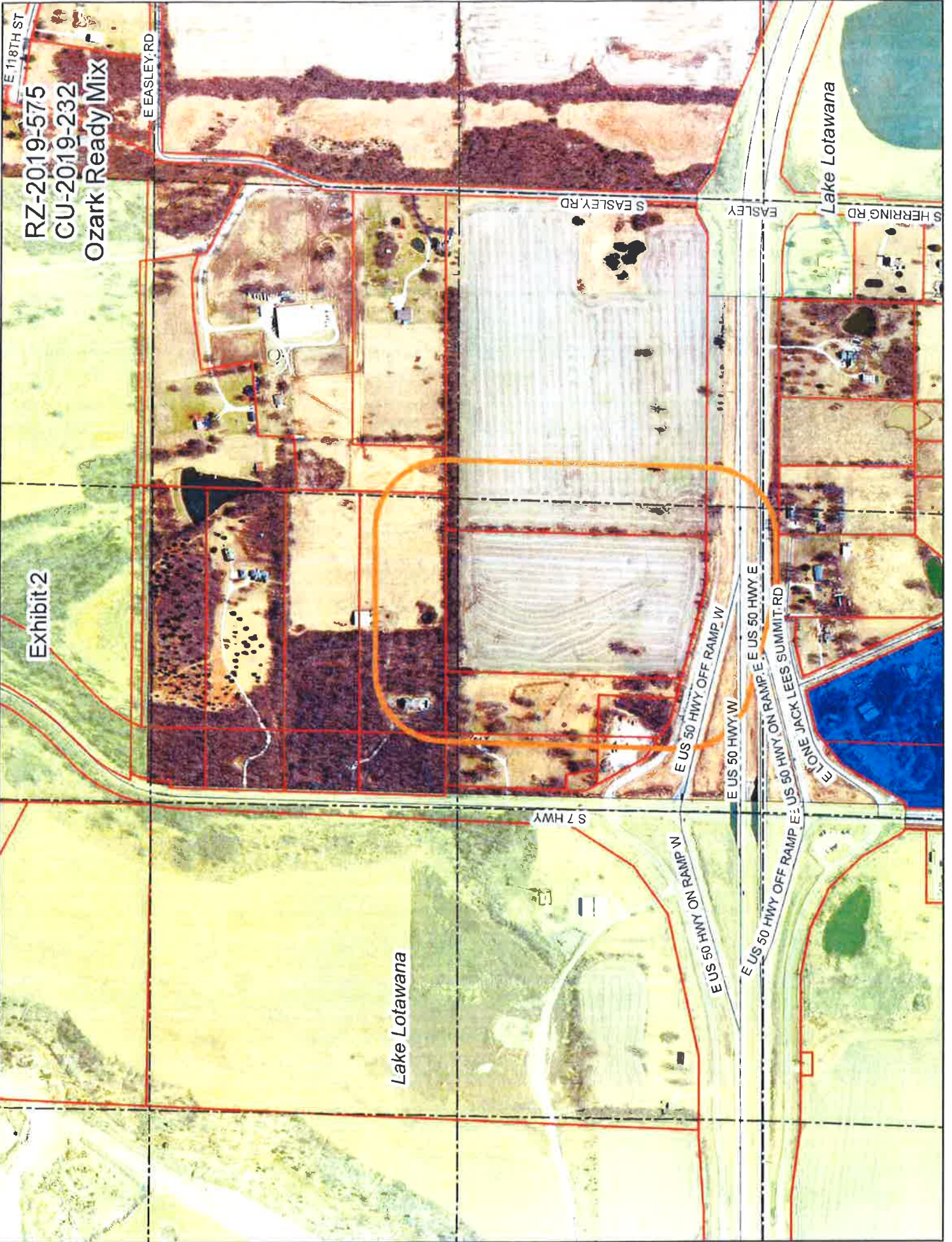
E US 50 HWY ON RAMP E

E LONE JACK LEES SUMMIT RD

S 7 HWY

S EASLEY RD

S HERRING RD
EASLEY



RZ-2019-575
CU-2019-232
Ozark Ready Mix

Exhibit 2

Lake Lotawana

Lake Lotawana

E 118TH ST

E EASLEY RD

S EASLEY RD

EASLEY

S HERRING RD

S 7 HWY

E US 50 HWY ON RAMP W

E US 50 HWY W

E US 50 HWY ON RAMP E

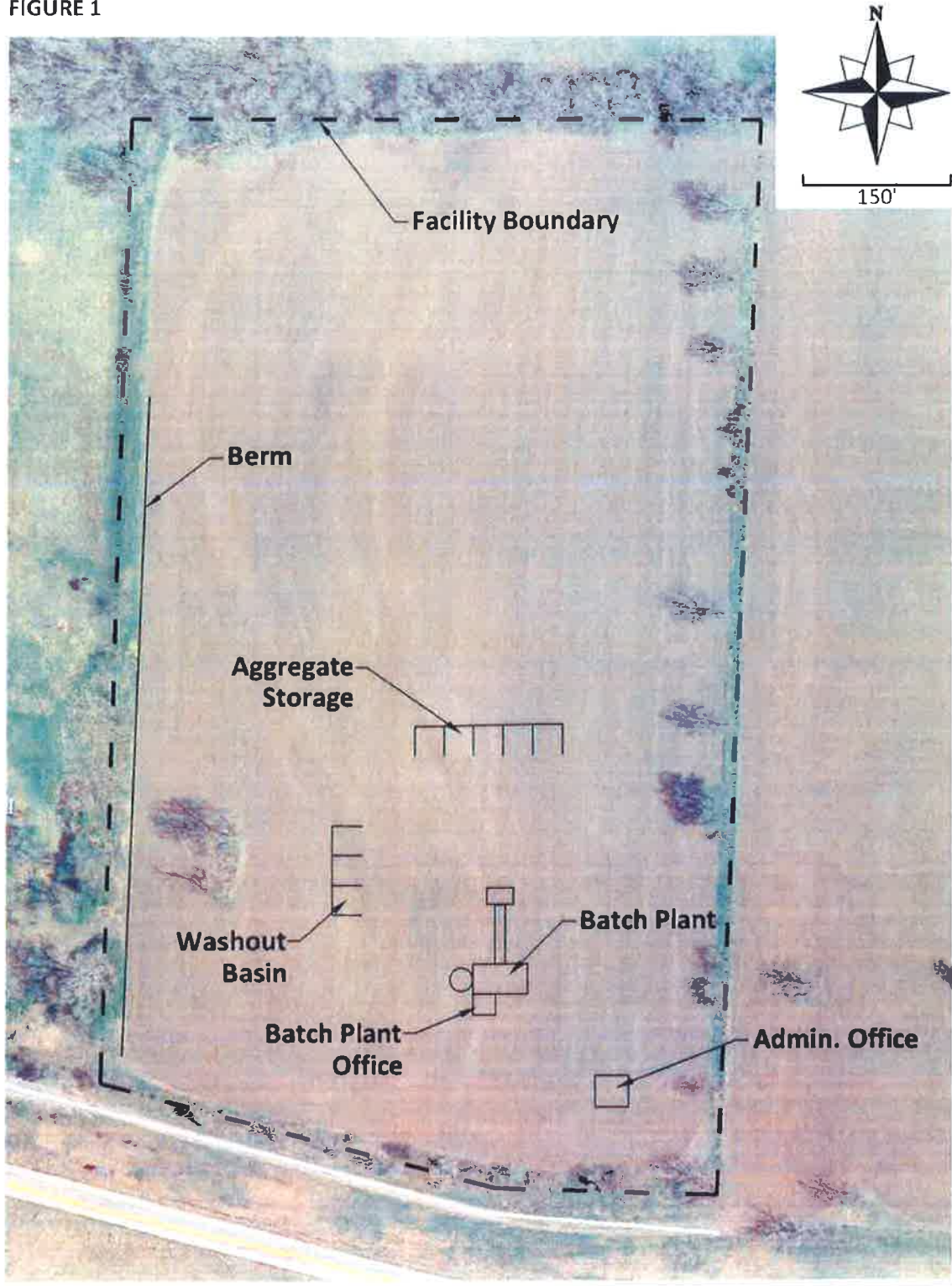
E US 50 HWY E

E US 50 HWY OFF RAMP E

E US 50 HWY OFF RAMP W

LONE JACK LEES SUMMIT RD

FIGURE 1





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

November 6, 2019

RE: Public Hearing: RZ-2019-575 & CU-2019-232
Ozark Ready Mix

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 Ozark Ready Mix for a change of zoning from District AG (Agricultural) on 52.17 ± acres to District HI (Heavy Industrial), and also a request for a Conditional Use Permit on 15.2 ± acres for a concrete batch plant. The 52.17 ± acres are located in Section 08, Township 47, Range 30, Jackson County, Missouri, aka 27700 & 28004 E US 50 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 300' of the subject property.

The public hearing on this matter will be held by the Board of Zoning Adjustment on Thursday, November 21, 2019 at 8:30 a.m. at Fleming Hall, 21906 Woods Chapel Road, Blue Springs, Mo 64015.

Parking is available to the west of Fleming Hall.

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 November 21, 2019
 RZ-2019-575 & CU-2019-232

Property Owners Within 300 feet

parcel	owner	address	city	state	zip
59-500-03-09-00-0-00-000	GORDEN LESLIE D & PEGGY J	12015 S M 7 HWY	LEES SUMMIT	MO	64086
59-500-03-10-00-0-00-000	GORDEN LESLIE D & PEGGY J	12015 S M 7 HWY	LEES SUMMIT	MO	64086
59-500-03-08-01-1-00-000	HENRY NICHOLAS	12103 S 7 HWY	LAKE LOTAWANA	MO	64086
59-500-03-07-01-2-00-000	HENRY NICHOLAS	12103 S 7 HWY	LAKE LOTAWANA	MO	64086
59-500-03-08-01-2-00-000	MOUNTAIN ROAD LLC	413 SE SNAFFLE BIT DR	LEES SUMMIT	MO	64082
59-500-03-08-02-0-00-000	MOUNTAIN ROAD LLC	413 SE SNAFFLE BIT DR	LEES SUMMIT	MO	64082
59-500-03-07-02-0-00-000	MOUNTAIN ROAD LLC	413 SE SNAFFLE BIT DR	LEES SUMMIT	MO	64082
59-500-04-02-00-0-00-000	RUSSELL RAHE J & THE MIDWEST TRUST CO-TR	5901 COLLEGE BLVD STE 100	OVERLAND PARK	KS	66211
59-500-03-24-01-1-00-000	4 A PROPERTIES MANAGEMENT LLC	13512 E 95TH TERR	KANSAS CITY	MO	64138
59-500-03-24-01-2-00-000	MONTGOMERY DARYL E & LA VONDA G	12024 S EASLEY RD	LEES SUMMIT	MO	64086
59-500-03-04-00-0-00-000	THE GIBSON FAMILY LIMITED PARTNERSHIP	922 WALNUT STE 402	KANSAS CITY	MO	64106
59-500-03-07-01-1-00-000	THE GIBSON FAMILY LIMITED PARTNERSHIP	922 WALNUT STE 402	KANSAS CITY	MO	64106

**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- 2019- 575

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: Ozark Ready Mix
Address: 1115 Bluff Drive
Osage Beach, MO 65065
Phone: 573-348-1181
- b. Owner(s) Name: Gibson Family Limited Partnership
Address: 922 Walnut Ste 402, Kansas City MO 64106
Phone: _____
- c. Agent(s) Name: _____

Address: _____

Phone: _____

- d. Applicant's interest in Property: Ready mix concrete plant and room for expansion
2. General location (Road Name) East of MO-7 and west of East Easley Road
3. Present Zoning Agricultural (AG) Requested Zoning Heavy Industrial, with Conditional Use Permit
4. AREA (sq. ft. / acres) 2 parcels, 15.2 acres Ready mix plant and 36.97 acres adjoining to the east
5. Legal Description of Property: (Write Below or Attached 9)
59-500-03-07-01-1-00-000
59-500-03-07-01-2-00-000
6. Present Use of Property: Agricultural
7. Proposed Use of Property: Portion used as Ready mix plant
8. Proposed Time Schedule for Development: Construct plant in Spring 2020
9. What effect will your proposed development have on the surrounding properties?
No apparent effects
10. Is any portion of the property within the established flood plain as shown on the FEMA Flood Boundary Map? Both parcels with in Zone X flood plain designation
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 Jackson County
 - b. Sewage disposal Septic System
 - c. Electricity Kansas City Power and Light
 - d. Fire and Police protection Lone Jack Fire
12. Describe existing road width and condition: Standard size two lane road, average condition

13. What effect will proposed development have on existing road and traffic conditions? Will not effect road conditions, slight increase in traffic.

14. Are any state, federal, or other public agencies approvals or permits required for the proposed development? Yes

If so, describe giving dates of application and status (include permit numbers and copies of same, if issued): State of Missouri air and water permits will be applied for depending on rezoning approval

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)

Jim Jackson
Jim Jackson - President, Ozark Ready Mix

8/2/19

Applicant(s):

Contract Purchaser(s):

STATE OF

Missouri

COUNTY OF

Cole

On this 2nd day of August, in the year of 2019, before me the undersigned notary public, personally appeared Jim Jackson

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.

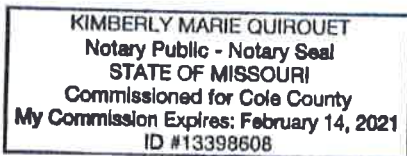
In witness whereof, I hereunto set my hand and official seal.

Notary Public

Kim M. Quiouet

Commission Expires

2/14/2021

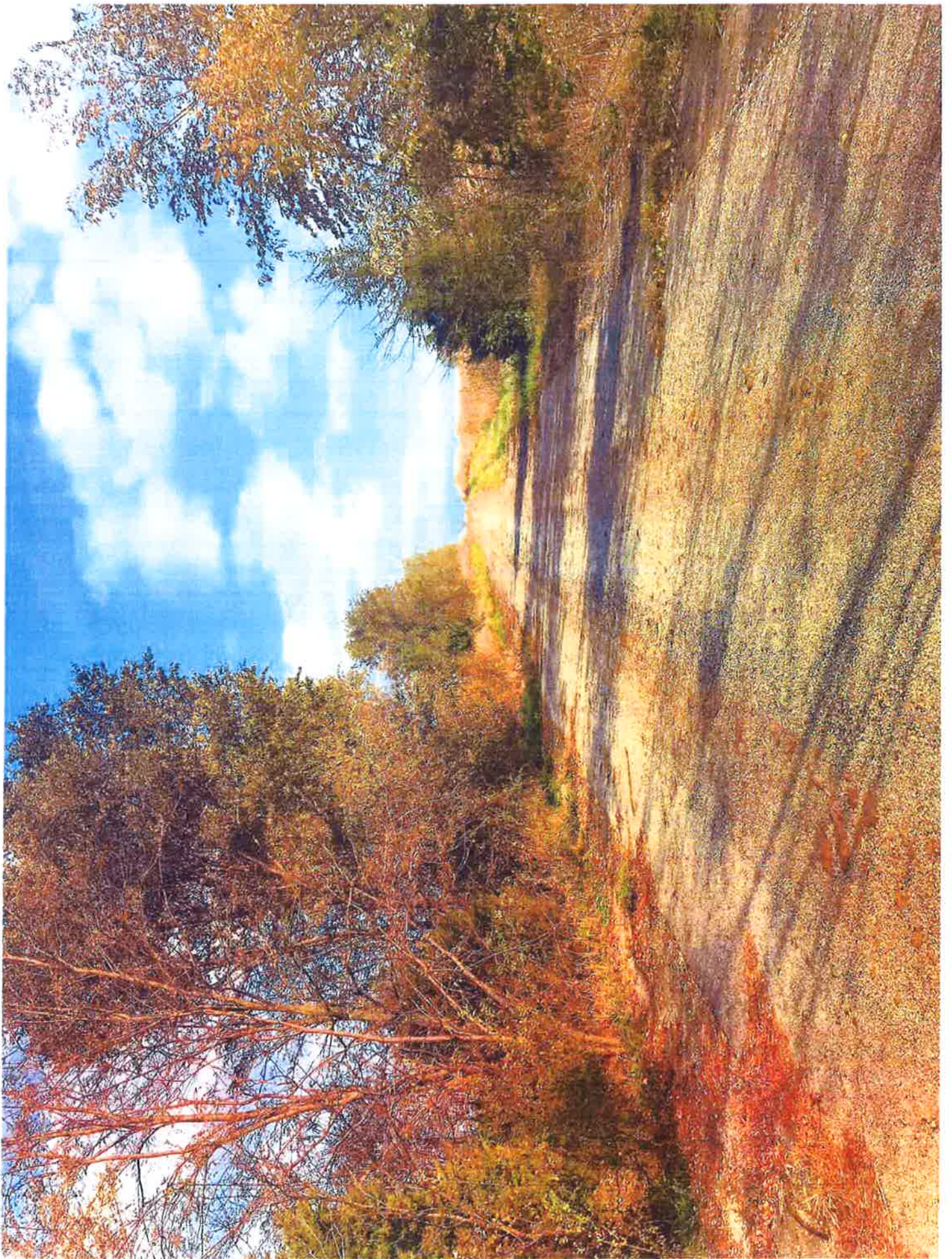












ATTACHMENT TO RLA-2:

Attachments

Plan Commission Public Hearing Summary from January 16, 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