

**RZ-2026-720**

**ATTACHMENT 1: PROPERTY DESCRIPTION**

**Description:**

The part of the East Half of the Northeast Quarter of Section 18, Township 48, Range 29, in Jackson County, Missouri, described as follows: beginning at the Southwest corner of Lot 1, Garver Estates – 1<sup>st</sup> Plat, a subdivision in Jackson County, Missouri; thence South 88 degrees 00 minutes 17 seconds East, 525.00 feet, to the Southeast corner of said Lot 1; thence continuing line of said section. South 88 degrees 00 minutes 17 seconds East, 30.00 feet to the East line of said section; thence South 01 degrees 59 minutes 43 seconds West, along said East line, 25.00 feet; thence North 88 degrees 00 minutes 17 seconds West, 555.00 feet; thence North 01 degrees 59 minutes 43 seconds East, 25.00 feet to the point of beginning.

RZ-2026-720

ATTACHMENT 2: ZONING SUPPORT DOCUMENTATION

Attachments

Plan Commission Public Hearing Summary of July 16, 2026

Staff Report

Zoning map of surrounding area

Names and addresses of surrounding property owners

Letter to surrounding property owners

Application

Aerial of location

Preliminary plat

**Randy Diehl gave the staff report:**

**RE: RZ-2026-720**

**Applicant:** Michael & Michelle Mora

**Location:** 7702 S Hillside School Road

**Area:** 13,125 square feet (0.32 acres)

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

**Purpose:** The purpose is to extent the width of the existing lot.

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

Lot 1 of Garver Acres was platted in 1993 and was rezoned to District RE in 2020 by the previous owners.

The applicants have acquired an additional 25 feet to extend the width of the lot.

Along with rezoning this strip from AG to RE, a replat of the lot has been submitted to absorb the 25 feet into the existing lot.

**County Plan:**

The County Plan Development Diagram illustrates this area within the Rural Development Tier (RDT).

**Recommendation:**

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

Staff recommends APPROVAL of RZ-2026-720.

Respectfully submitted,

Jackson County Public Works  
Development Division  
Randy Diehl, Administrator

Mr. Antey: Any questions for Randy?

Mr. Antey: Yeah, I'm thinking this is pretty close to the smallest one that's come through.

Any questions for Randy?

Is the applicant present?

Applicant was not present.

Ms. Ryerkerk: This may be an obvious questions. This doesn't make any changes to the adjacent property.

Mr. Diehl: No, because that is a very large agricultural tract. So they've got 40 or 50 acres, I think. And they were actually the people that owned that property are the ones that platted that lot anyway back when it was created. They are buying it from the same owner that platted the lot originally.

Mr. Crawford: Do you ever remember doing this before like this?

Mr. Diehl: Not one like this. It seemed like a first to me. No, we've had some where it was an ag zoned property, like a lot that was previously platted, and they may have adjusted the line between them, but they were both ag, and they can do an adjustment like that without going through the process because they're not creating a new lot or reducing any space. So sometimes they can do a little horse trading on some stuff. But this is the case where we have a platted lot, and they want to absorb that. So I think they're wanting to put the garage in and they need that width. Rezoning it a few years ago didn't help that. So they got the extra 25 feet so they could get a little bit more room to line up with the existing driveway.

Mr. Antey: Is there anyone present today that would like to speak in favor of this application?

Is there anyone present that would like to speak that is opposed to or has questions concerning this application? Seeing none, I would entertain a motion to go under advisement.

So moved. It's been moved and seconded. All those in favor of going under advisement?

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

Aye. All those opposed? We are under advisement.

*Discussion under advisement*

Mr. Monaco: I'm just curious. I wonder if the applicant had some false sense of security that they've been lulled into not having to be here today.

Mr. Antey: Well, you know, I kind of wonder about that, but the evidence is presented, and we can still act on it without their presence. However, had somebody opposed it?

Mr. Diehl: They had to have somebody here just in case some questions come on.

Mr. Monaco: Yeah, and so in other words, they weren't lulled into a false sense of security.

Mr. Farrar: It sounds like Randy, the staff, is approving, very satisfied. I mean, we're creating a new law.

Mr. Diehl: We're just expanding it a little bit.

Mr. Antey: If it were anything more than this, I think, you know, we might have concerns about him not being here.

**Ms. Ryerkerk:** Dumb question. It looks like the extension piece is closer to the road than the existing.

Mr. Diehl: Well, what will happen is once we plat that, the plat will absorb that into, we will dedicate. So when we platted this, we dedicated right of way. Right. So, and this one here, same piece that was done two or three years ago, we dedicated. So when we do the replat, the replat will include this, and then we'll dedicate this into the right of way.

**Ms. Ryerkerk:** It's just where it's at in the process, not anything you need.

Mr. Diehl: Right. Right. Because this is probably an old petition 40-foot road from the 1800s. As we plat property, we're allowed to get an extra 10 or 20 feet to widen that road. We get it by dedication on the plat. We'll do this here. So when that replat is recorded, that little notch will go away, and it'll line up with that.

**Mr. Antey:** Is there anyone else present today that would like to speak in favor of this application?

Mr. Farrar moved to approve. Mr. Smead seconded.

|                 |         |
|-----------------|---------|
| Mr. Farrar:     | Approve |
| Ms. Ryerkerk:   | Approve |
| Mr. Moreno:     | No      |
| Mr. Crawford:   | Approve |
| Mr. Smead:      | Approve |
| Mr. Monaco:     | Approve |
| Mr. Barton:     | Approve |
| Chairman Antey: | Approve |

Motion Carried 7 – 1

## **STAFF REPORT**

### **PLAN COMMISSION**

**July 16, 2026**

**RE: RZ-2026-720**

**Applicant:** Michael & Michelle Mora

**Location:** 7702 S Hillside School Road

**Area:** 13,125 square feet (0.32 acres)

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

**Purpose:** The purpose is to extent the width of the existing lot.

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

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The applicants have acquired an additional 25 feet to extend the width of the lot.

Along with rezoning this strip from AG to RE, a replat of the lot has been submitted to absorb the 25 feet into the existing lot.

#### **County Plan:**

The County Plan Development Diagram illustrates this area within the Rural Development Tier (RDT).

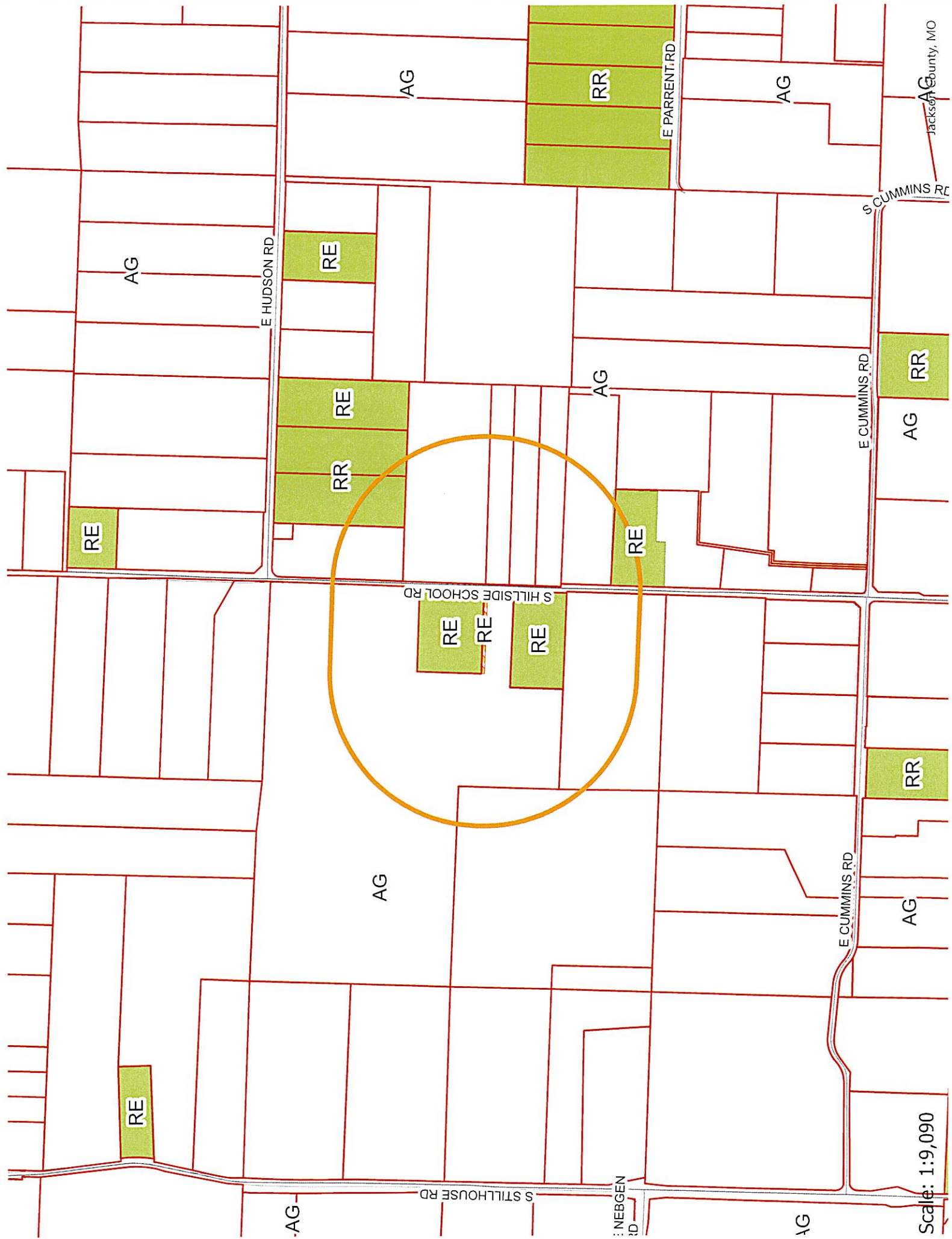
#### **Recommendation:**

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

Staff recommends APPROVAL of RZ-2026-720.

Respectfully submitted,

Jackson County Public Works  
Development Division  
Randy Diehl, Administrator



Scale: 1:9,090

~~AG~~ Jackson County, MO

RZ-2026-720

Property Owners Within 1000 feet

| parcel                   | owner                                | address                   | city         | state | zip        |
|--------------------------|--------------------------------------|---------------------------|--------------|-------|------------|
| 39-800-02-08-00-0-00-000 | FORE TIMOTHY J & SHARLA D            | 7617 S HILLSIDE SCHOOL RD | OAK GROVE    | MO    | 64075      |
| 39-800-02-20-00-0-00-000 | WATREAS KRISTEN LEANN & CHAD MICHAEL | 37205 E HUDSON RD         | OAK GROVE    | MO    | 64075      |
| 39-800-02-22-00-0-00-000 | PATRICIA J ROSE REVOCABLE TRUST      | 7715 S HILLSIDE SCHOOL RD | OAK GROVE    | MO    | 64075      |
| 39-800-02-30-00-0-00-000 | OSBORN MATTHEW W & MEGAN TRUSTEES    | 37405 E HUDSON RD         | OAK GROVE    | MO    | 64075      |
| 39-800-02-29-00-0-00-000 | RIGGS BOBBY J                        | 37309 E HUDSON RD         | OAK GROVE    | MO    | 64075      |
| 39-800-02-28-00-0-00-000 | DODSON DELBERT W                     | 1325 SW 23RD ST           | BLUE SPRINGS | MO    | 64015-4741 |
| 39-800-02-21-00-0-00-000 | PATRICIA J ROSE REVOCABLE TRUST      | 7667 HILLSIDE SCHOOL RD   | OAK GROVE    | MO    | 64075      |
| 39-800-02-26-00-0-00-000 | BARNOSKIE ASA P & STACEY L           | 7807 S HILLSIDE SCHOOL RD | OAK GROVE    | MO    | 64075      |
| 39-800-02-23-00-0-00-000 | WHITEHEAD DONA L                     | 7721 S HILLSIDE SCHOOL RD | OAK GROVE    | MO    | 64075      |
| 39-900-01-09-01-0-00-000 | SHONK CADEN D & TRISHA D             | 7817 S STILLHOUSE RD      | OAK GROVE    | MO    | 64075      |
| 39-900-01-07-02-0-00-000 | GARVER KATHY L                       | 7504 S HILLSIDE SCHOOL RD | OAK GROVE    | MO    | 64075      |
| 39-900-01-12-00-0-00-000 | JOHNSON JEFFREY A                    | 2416 NW LE ANN DR         | BLUE SPRINGS | MO    | 64014      |
| 39-900-01-08-01-0-00-000 | SIMMONS TERESA A & MARK R            | 7806 S HILLSIDE SCHOOL RD | OAK GROVE    | MO    | 64075      |
| 39-900-01-10-00-0-00-000 | MORA MICHAEL & MICHELLE              | 7702 S HILLSIDE SCHOOL RD | OAK GROVE    | MO    | 64075      |



**Jackson County**  
**Public Works Department-Development Division**

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303 West Walnut Street  
Independence MO 64050  
Jacksongov.org

July 1, 2026

RE: Public Hearing; RZ-2026-720  
Michael & Michelle Mora

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 Michael & Michelle Mora for a change of zoning from District AG (Agricultural) on 13,125 square feet (0.32 acres) to District RE (Residential Estates) to extent the width of an existing lot at 7705 S. Hillside School Road.

The public hearing on this matter will be held by the Jackson County Plan Commission on Thursday, July 16, 2026, 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 Planning and Development Division at 881-4577.

Sincerely,

Jackson County Public Works  
Development Division  
Randy Diehl, Administrator

*Phil LeVota, 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
- 

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

Rezoning Case Number RZ-

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: Michael + Michelle Mora

Address: 7702 S Hillside School Rd  
Dak Grove, Mo 64075

Phone: 816-786-7344

b. Owner(s) Name: Michael + Michelle Mora

Address: 7702 S Hillside School Rd

Phone: 816-786-7344

c. Agent(s) Name: \_\_\_\_\_

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

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

d. Applicant's interest in Property: move south property line

2. General location (Road Name) Hillside School Rd

3. Present Zoning \_\_\_\_\_ Requested Zoning Same

4. AREA (sq. ft. / acres) acquire / include 25 additional feet south

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

warranty deed attached

6. Present Use of Property: \_\_\_\_\_

7. Proposed Use of Property: add to existing property line

8. Proposed Time Schedule for Development: June

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: no change

a. Water Jackson County Public Water Supply District 17

b. Sewage disposal septic

c. Electricity West Central Electric

d. Fire and Police protection Sn. Valley

12. Describe existing road width and condition: \_\_\_\_\_

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):

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)

Michael A. Mora  
Michelle L. Mora

6-3-26  
6-3-26

Applicant(s):

Michael A. Mora  
Michelle L. Mora

6-3-26  
6/3/26

Contract Purchaser(s):

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

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

STATE OF Missouri  
COUNTY OF Jackson

On this 3rd day of June, in the year of 2026, before me  
the undersigned notary public, personally appeared Michael A Mora  
and Michelle L Mora

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.

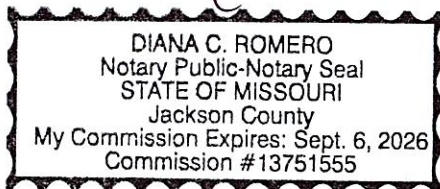
In witness whereof, I hereunto set my hand and official seal.

Notary Public

Diana C. Romero

Commission Expires

September 6, 2026





AG

SHILLSIDE SCHOOL RD

7702

RE

RE

RE

7715

Jackson County, MO

Scale: 1:1,278

