

**RZ-2025-690**

**ATTACHMENT 1: PROPERTY DESCRIPTION**

**Description:**

Lot 1, The Heritage at Pink Hill Farms, Lot 1 & Tracts A & B, a subdivision in Jackson County, Missouri

RZ-2025-690

ATTACHMENT 2: ZONING SUPPORT DOCUMENTATION

Attachments

Plan Commission Public Hearing Summary from January 16, 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

**RE: RZ-2025-690**

**Applicant:** Kevin & Theresa Faulk

**Location:** 31202 E. Pink Hill Road

**Area:** 6.29 ± acres

**Request:** Change of zoning from District RR Residential Ranchette) to District RE (Residential Estates)

**Purpose:** The purpose is to create two single-family residential lots.

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

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

This lot was established in 2015. Residential Ranchette was the appropriate zoning due to the size of the lot and the amount of road frontage.

The applicant is wishing to divide the property into two lots. Residential Ranchette is the zoning for lots that are 5.00 acres or larger. Since the two proposed lots are less than 5.00 acres apiece, District RE would be that appropriate zoning district.

The existing dwelling will be contained within Lot 1B.

**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-2025-690.

Respectfully submitted,

Jackson County Public Works  
Development Division  
Randy Diehl, Administrator

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

Mr. Crawford: Any septic issues?

Mr. Diehl: The choice building site is the Southeast corner of the proposed lot. I don't believe there were any problems with the system of the existing home. On-site waste water systems are designed by a Missouri registered engineers and is subject to review before approval.

Mr. Crawford: Any line of site issues?

Mr. Diehl: No. There is an existing ingress/egress easement in place for access. There is sufficient sight distance for a driveway if needed.

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

Kevin Faulk: 31202 E. Pink Hill Road, Grain Valley.

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

No.

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

*Discussion under advisement*

Mr. Crawford moved to approve. Mr. Horn seconded.

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

Motion Carried 6 – 0

**STAFF REPORT**

**PLAN COMMISSION**

January 16, 2025

**RE: RZ-2025-690**

**Applicant:** Kevin & Theresa Faulk

**Location:** 31202 E. Pink Hill Road

**Area:** 6.29 ± acres

**Request:** Change of zoning from District RR (Residential Ranchette) to District RE (Residential Estates)

**Purpose:** The purpose is to create two single-family residential lots.

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

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

This lot was established in 2015. Residential Ranchette was the appropriate zoning due to the size of the lot and the amount of road frontage.

The applicant is wishing to divide the property into two lots. Residential Ranchette is the zoning for lots that are 5.00 acres or larger. Since the two proposed lots are less than 5.00 acres apiece, District RE would be that appropriate zoning district.

The existing dwelling will be contained within Lot 1B.

**County Plan:**

The County Plan Development Diagram illustrates this area within the Urban Development Tier (UDT).

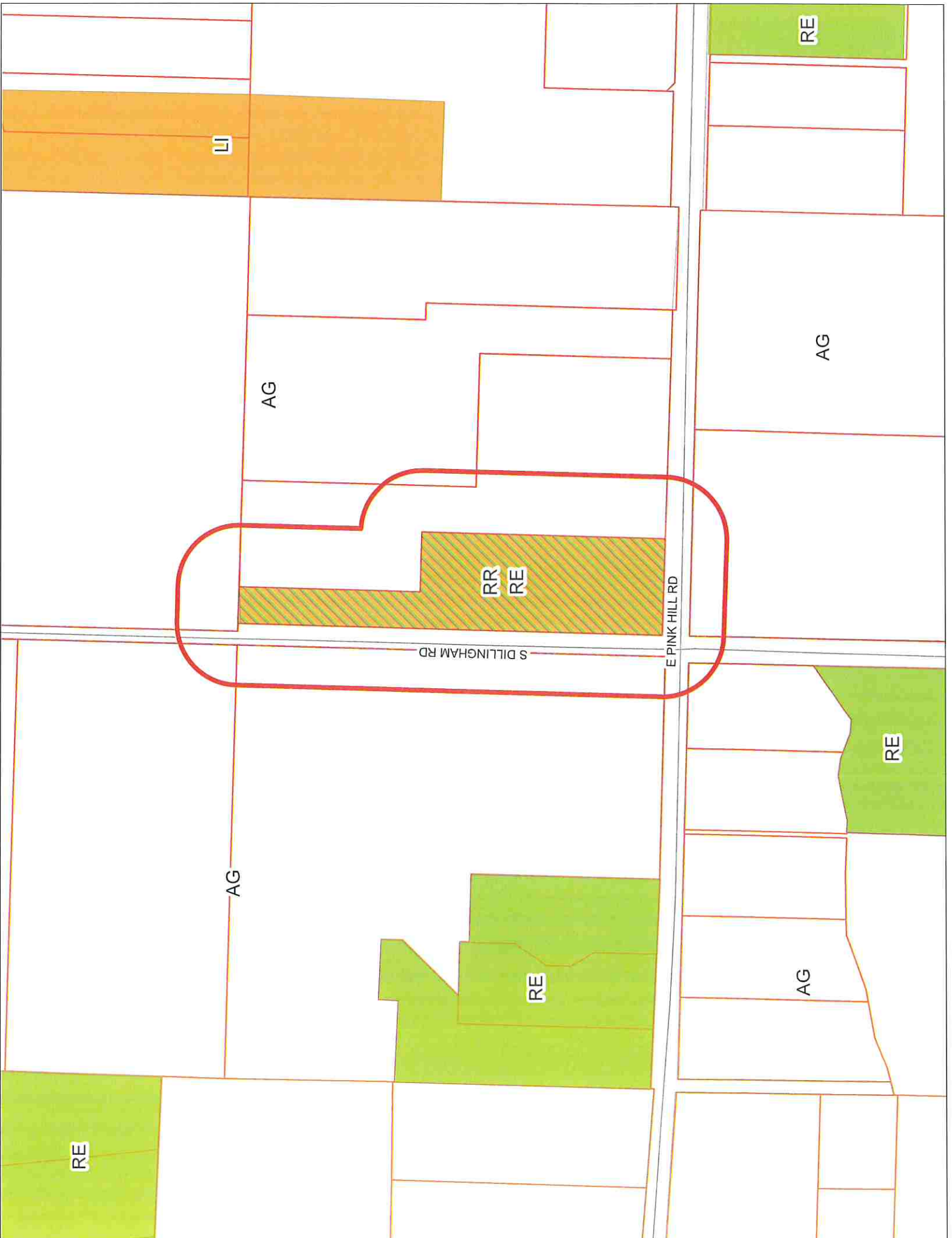
**Recommendation:**

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

Staff recommends APPROVAL of RZ-2025-690.

Respectfully submitted,

Jackson County Public Works  
Development Division  
Randy Diehl, Administrator



RE

LI

AG

AG

RR  
RE

S DILLINGHAM RD

E PINK HILL RD

RE

AG

RE

AG

RE

RZ-2024-690

Property Owners Within 185 feet

parcel	owner	address	city	state	zip
22-900-03-04-00-0-00-000	PAUL J GIMMARRO FAMILY TRUST	3113 S DILLINGHAM RD	GRAIN VALLEY	MO	64029
37-320-02-01-00-0-00-000	MCLIN MICHAEL C JR	31105 E PINK HILL RD	GRAIN VALLEY	MO	64029
22-900-03-03-01-0-00-000	KNUDSEN ERIK HARALD	30802 E PINK HILL RD	GRAIN VALLEY	MO	64029
22-900-03-23-00-0-00-000	FAULK KEVIN CONRAD & THERESA MARIE	31202 E PINK HILL RD	GRAIN VALLEY	MO	64029
37-320-01-02-00-0-00-000	COOPER MICHAEL A	1280 NE TUDOR RD	LEE'S SUMMIT	MO	64063
22-900-03-21-00-0-00-000	KREGLO KENNETH M & RENEE	31408 E PINK HILL RD	GRAIN VALLEY	MO	64029
22-900-03-22-00-0-00-000	FAULK ROBIN LEIGHTON TRUSTEE	31310 E PINK HILL RD	GRAIN VALLEY	MO	64029
22-900-03-23-00-0-00-000	FAULK KEVIN CONRAD & THERESA MARIE	31202 E PINK HILL 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

December 31, 2024

RE: Public Hearing: RZ-2025-690  
Kevin & Theresa Faulk

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 Kevin & Theresa Faulk for a change of zoning from District AG (Agricultural) on 6.29 ± acres to District RE (Residential Estates). The purpose is to create two single-family lots at 31202 E. Pink Hill 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 185' of the subject property.

The public hearing on this matter will be held by the Plan Commission on Thursday, January 16, 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".

Jackson County Public Works  
Development Division  
Randy Diehl, Administrator

*Frank White, Jr., County Executive*



**JACKSON COUNTY, MISSOURI  
APPLICATION FOR CHANGE OF ZONING  
DO NOT PRINT DOUBLE SIDED**

---

**BEGIN APPLICATION HERE:**

The LEGAL OWNER(s) of the property must be signatory to this application.  
Applications will not be accepted to move forward without the proper signatories.  
Verification of ownership will be made using the Tax Rolls and the Recorder of Deeds database.

**1. Owner(s):**

- a. Legal Owner of Property: KEVIN FAULK  
Current Mailing Address: 31202 E. PINK HILL RD. GV. 64029  
Phone: 816 830 0914 email: KEVIN.C.FAULK@GMAIL.COM
- b. Applicant (If different from the legal owner) \_\_\_\_\_  
Current Mailing Address: \_\_\_\_\_  
Phone: \_\_\_\_\_ email : \_\_\_\_\_

2. Location: 31202 E. PINK HILL RD.

3. Present Zoning RR Requested Zoning RE

4. AREA (sq. ft. / acres) 3.1 6.29

5. Legal Description of Property: (Attach copy of Deed or legal description)

6. Present Use of Property: R

7. Proposed Use of Property: R

8. Proposed Time Schedule for Development: N/A

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 which provides the following services:  
a. Water Provider DISTRICT 16

b. Sewage disposal: Onsite Waste Water  Public Sewer

c. Electricity EVERAY

d. Fire protection SC

e. Police Protection SC

12. Describe existing road width and condition: GRAVEL

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? NONE

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

The LEGAL OWNER(s) of the property must be signatory to this application.  
Applications will not be accepted to move forward without the proper signatories.  
Verification of ownership will be made using the Tax Rolls and the Recorder of Deeds database.

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 Kevin Faulkner Date 12/5/24  
Property Owner(s) \_\_\_\_\_

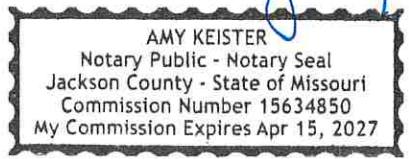
STATE OF Missouri  
COUNTY OF Jackson

On this 5<sup>th</sup> day of December, in the year of 2024, before me  
the undersigned notary public, personally appeared Kevin Faulkner

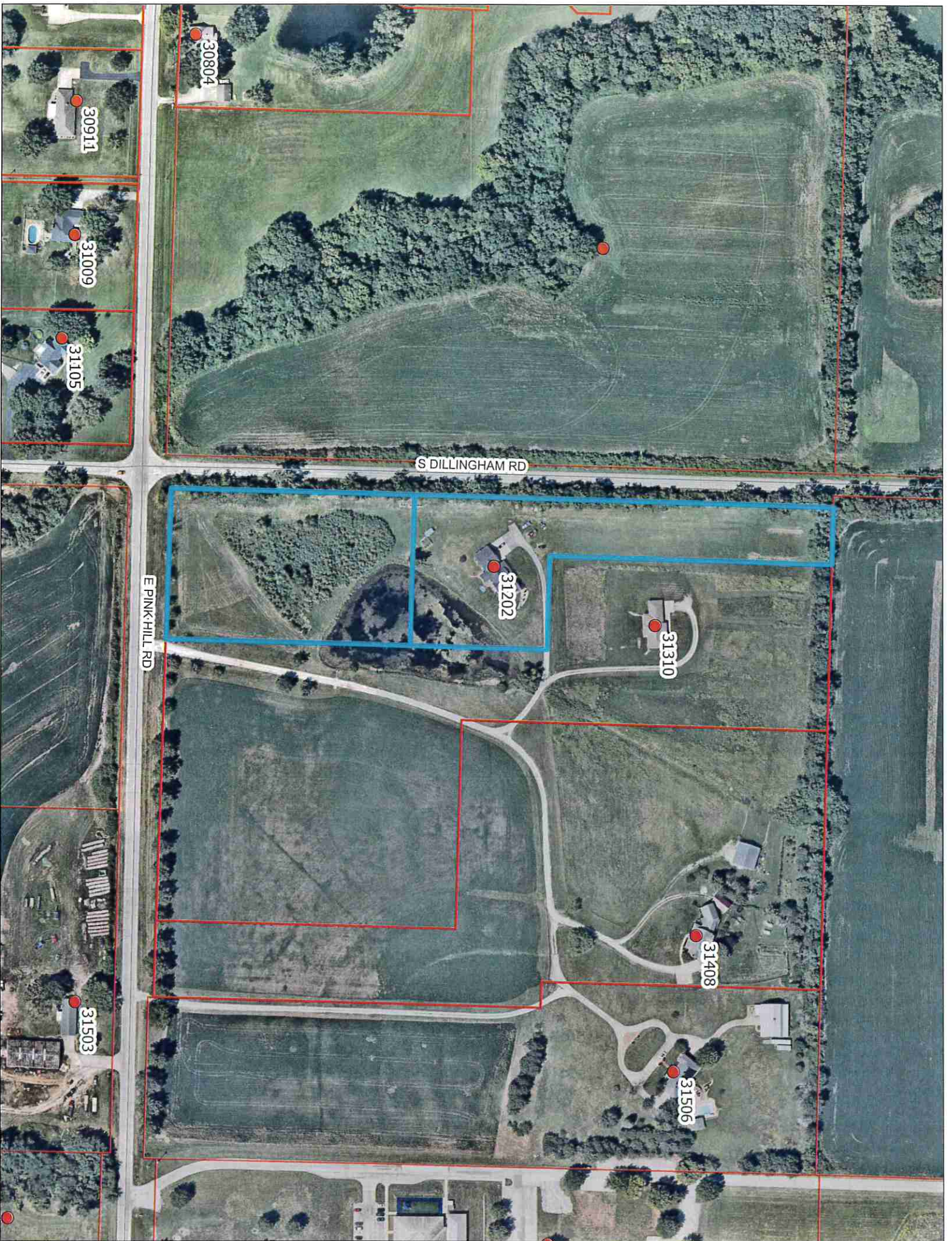
known to me to be the person(s) whose names(s) is/are subscribed to the within instrument and  
acknowledged that he/she/they executed the same for the purposes therein contained.

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

Notary Public Amy Keister Commission Expires 5-15-27







30804

30911

31009

31105

S DILLINGHAM RD

31202

31310

E PINK HILL RD

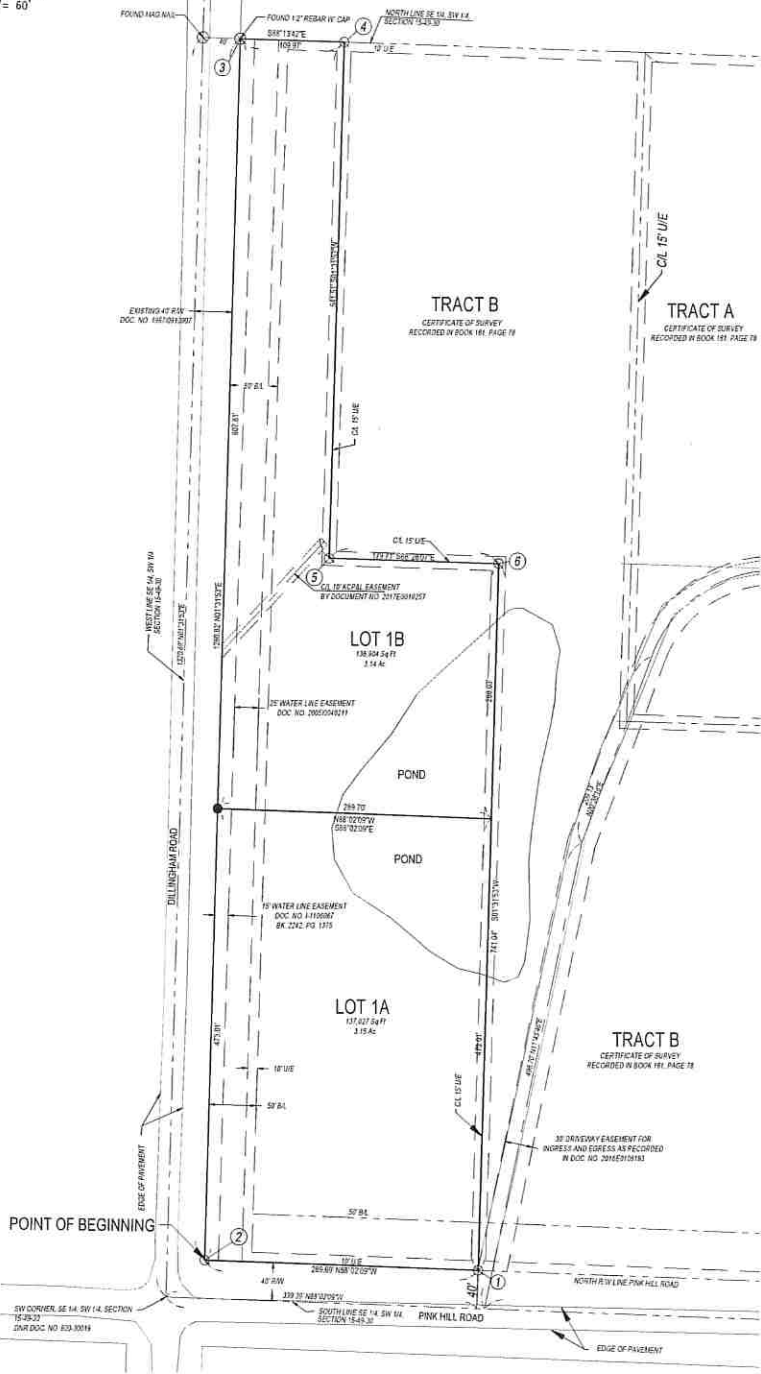
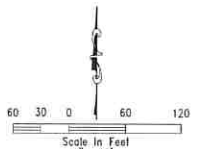
31408

31506

31503



FINAL PLAT  
 "THE HERITAGE AT PINK HILL FARMS II"  
 A REPLAT OF LOT 1, THE HERITAGE AT PINK HILL FARMS,  
 LOT 1 & TRACTS A & B  
 A PART OF THE SE 1/4, SW 1/4  
 SEC. 15, TWP. 49, RG. 30  
 JACKSON COUNTY, MISSOURI  
 CLASS OF PROPERTY - RURAL



**DEDICATION:**  
 THE UNDERSIGNED PROPRIETOR OF THE ABOVE DESCRIBED TRACT HAS CAUSED THE SAME TO BE SUBDIVIDED IN THE MANNER AS SHOWN ON THE ACCOMPANYING PLAT, WHICH SUBDIVISION AND PLAT SHALL HEREAFTER BE KNOWN AS "THE HERITAGE AT PINK HILL FARMS II".

**EASEMENTS:**  
 AN EASEMENT OF LICENSE IS HEREBY GRANTED TO JACKSON COUNTY, MISSOURI, TO LOCATE, CONSTRUCT AND MAINTAIN OR AUTHORIZE LOCATION, CONSTRUCTION, MAINTENANCE AND USE OF CONDUITS FOR ALL OF ANY PURPOSE, WATER, GAS, SEWER MAINS, POLES AND WIRES OR ALL OF ANY OF THEM, UNDER AND ALONG THE STRIPS OF LAND MARKED "UTILITY EASEMENT" OR "U/E". P.D.E. = PERMANENT DRAINAGE EASEMENT W.E. = WATER EASEMENT.

1. WHERE AN EASEMENT IS DESIGNATED FOR A PARTICULAR PURPOSE THAT IS "UTILITY EASEMENT", "DRAINAGE EASEMENT" OR "P.D.E." THE USE THEREOF SHALL BE RESTRICTED TO THAT PURPOSE.  
 2. ALL EASEMENTS SHALL BE KEPT FREE AND CLEAR OF ANY AND ALL BUILDINGS, STRUCTURES OR OTHER OBSTRUCTIONS (EXCEPT FENCES, PAVED AREAS, GRASS, SHRUBS AND FENCES) WHICH WOULD INTERFERE WITH OR IMPAIR THE PROPER SAFE AND CONTINUOUS USE AND MAINTENANCE OR RECONSTRUCTION OF THE FACILITIES LOCATED WITHIN SAID EASEMENTS, BY THE AGENTS AND EMPLOYEES OF JACKSON COUNTY, MISSOURI AND ITS FRANCHISED UTILITIES FROM GOING UPON SAID EASEMENTS IN THE EXERCISE OF THE RIGHTS GRANTED BY SAID EASEMENT.

**BUILDING LINES:**  
 BUILDING LINES OR SETBACK LINES ARE SHOWN HEREON.

**PLAT DESCRIPTIONS:**  
 A PART OF CITY OF THE HERITAGE AT PINK HILL FARMS, LOT 1 & TRACTS A & B A SUBDIVISION IN JACKSON COUNTY, MISSOURI DESCRIBED AS FOLLOWS:  
 BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 1, THENCE NORTH IN DEGREES 34 MINUTES 53 SECONDS EAST ALONG THE WEST LINE OF SAID LOT 1, 1298.82 FEET TO A POINT ON THE NORTH LINE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 15, TOWNSHIP 49, RANGE 30; THENCE SOUTH IN DEGREES 13 MINUTES 40 SECONDS EAST ALONG SAID SECTION LINE, 108.84 FEET; THENCE SOUTH IN DEGREES 31 MINUTES 33 SECONDS WEST ALONG THE EAST LINE OF SAID LOT 1, 141.51 FEET; THENCE SOUTH IN DEGREES 29 MINUTES 17 SECONDS EAST ALONG THE NORTH LINE OF SAID LOT 1, 128.71 FEET; THENCE SOUTH IN DEGREES 31 MINUTES 53 SECONDS WEST ALONG THE EAST LINE OF SAID LOT 1, 141.51 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF PINK HILL ROAD; THENCE NORTH IN DEGREES 31 MINUTES 53 SECONDS WEST ALONG SAID RIGHT OF WAY LINE, 29.88 FEET TO THE POINT OF BEGINNING, CONTAINING 2.11 ACRES, MORE OR LESS, PREPARED SEPTEMBER 12, 2018 BY ROBERT A. BACHNER, PLS-1214.

**ACKNOWLEDGEMENT:**  
 KEVIN CONRAD FAULK AND THERESA MARIE FAULK HAS CAUSED THESE PRESENTS TO BE EXECUTED THIS DAY OF DECEMBER, 2024.

KEVIN CONRAD FAULK, ROSSAUX THERESA MARIE FAULK, WIFE  
 STATE OF MISSOURI  
 COUNTY OF JACKSON

ON THIS DAY OF DECEMBER, 2024, BEFORE ME APPEARED KEVIN CONRAD FAULK AND THERESA MARIE FAULK, HUSBAND AND WIFE, TO ME PERSONALLY KNOWN TO BE THE SAME PERSON WHO EXECUTED THE FOREGOING INSTRUMENT OF WRITING AND THAT SAID INSTRUMENT TO BE THEIR FREE ACT AND DEED OF SAID PERSON AND DULY ACKNOWLEDGED THE EXECUTION OF THE SAME.

**IN WITNESS WHEREOF:**  
 I HAVE HERETO SET MY HAND AND AFFIXED MY NOTARIAL SEAL IN MY OFFICE THE DAY AND YEAR LAST WRITTEN ABOVE.

NOTARY PUBLIC  
 MY COMMISSION EXPIRES

**APPROVED BY JACKSON COUNTY, MISSOURI:**  
 PUBLIC WORKS DEPARTMENT  
 DATE  
 JACKSON COUNTY ASSESSOR  
 DATE

POINT	BEARING	TRAVERSE DISTANCE	NORTHING	EASTING
JA-24			320188.820	875128.540
(1)	N87°30'27"W	1250.80	408.355	520154.242
(2)	N87°30'27"W	291.66	89.206	320137.288
(3)	N87°31'53"E	1285.77	330.350	320127.488
(4)	S84°17'42"E	180.28	33.818	320128.453
(5)	S91°31'53"W	341.46	103.038	320128.473
(6)	S88°28'02"E	1293.68	34.771	320189.010

1 METER = 3.28083333 FT  
 KC METRO CONTROL STATION JA-24 WAS USED TO OBTAIN THE COORDINATES AS SHOWN IN THE BOX AND IS BASED ON MISSOURI COORDINATE SYSTEM OF 1983, WEST ZONE, USING A COMBINED GRID FACTOR OF 0.999921.

- MONUMENT LEGEND**
- SET 1/2" IRON AND COP. 103-2534, MO. 103-1059, K3.
  - EDELTZ (AS NOTED ON SURVEY)
  - ⊙ STATE PLANE COORDINATES
  - U/E = UTILITY EASEMENT
  - B/L = BUILDING LINE



LOCATION MAP  
 SCALE = 1" = 2000'  
 SECTION 15 TOWNSHIP 49 RANGE 30

**SURVEYOR'S CERTIFICATION:**  
 I HEREBY CERTIFY THAT THE DATUM PLAT OF "THE HERITAGE AT PINK HILL FARMS II" A SUBDIVISION IS BASED ON AN ACTUAL SURVEY MADE BY ME OR BY DIRECT SUPERVISION AND THAT SURVEY MEETS OR EXCEEDS THE CURRENT MISSOURI MINIMUM STANDARD FOR PROPERTY BOUNDARY SURVEYS. I FURTHER CERTIFY THAT THE BEARINGS SHOWN IN THE TRVERSE TABLE ARE GRID BEARINGS BASED ON THE STATE PLANE COORDINATE SYSTEM OF MISSOURI, WESTERN ZONE OF THE NORTH AMERICAN DATUM OF 1983, THAT THE SECTION AND SECTIONAL SUBDIVISION CORNER MONUMENTS AND SURVEY BOUNDARY CORNER MONUMENTS WERE EITHER FOUND OR SET AS NOTICED ON THIS PLAT, THAT THE LOT CORNERS AND STREET CENTER LINES HAVE BEEN MARKED WITH PERMANENT MONUMENTATION AS INDICATED ON THIS PLAT, THAT I HAVE COMPLIED WITH ALL STATE AND JACKSON COUNTY STATUTES, ORDINANCES AND REGULATIONS GOVERNING THE PRACTICE OF SURVEYING AND THE PLATTING OF SUBDIVISIONS TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF.

SURVEYOR: ROBERT A. BACHNER, PLS NO. 7134

DATE: DECEMBER 04, 2024		FINAL PLAT	
CLIENT:		BOUNDARY & CONSTRUCTION SURVEYING, INC.	
KEVIN C & THERESA M. FAULK 31202 E. PINK HILL RD. GRANVILLE, MO. 64029		821 N. COLUMBIAN STREET SUITE 100, LEES SUMMIT, MO. 64081 PH: 816.524.3704, FAX: 816.554.0137 rfaulk@bcsurveying.net	
PROJECT NO. 24-297		SHEET 1 OF 1	
JACKSON COUNTY, MISSOURI			