


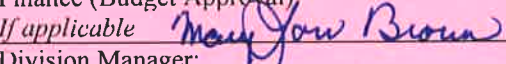
REQUEST FOR LEGISLATIVE ACTION

Completed by County Counselor's Office:

~~Res~~ Ord No.: 4903

Sponsor(s): None

Date: October 3, 2016

SUBJECT	Action Requested <input type="checkbox"/> Resolution <input checked="" type="checkbox"/> Ordinance Project/Title: <u>William Bohnert Case No. RZ-2016-543</u>											
BUDGET INFORMATION <i>To be completed By Requesting Department and Finance</i>	<table border="1" data-bbox="300 483 1177 798"> <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 style="text-align: right;">\$</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; 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:	\$											
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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, Administrator, Development Division, 881-4577											
REQUEST SUMMARY	Requesting a change of zoning from District AG (Agricultural) on 4.2 ± acres to District RE (Residential Estates). The purpose is for a one lot subdivision. The 4.2 ± acres are located in Section 14, Township 50, Range 31, Jackson County, Missouri, along Twyman & Old Twyman Roads 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 6 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	Department Director: Brian D. Gaddie, P.E. Director of Public Works 	Date: Date:  Date: 9/28/16										

County Counselor's Office:

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 September 15, 2016

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

Preliminary plat

RZ-2016-542

ATTACHMENT TO RLA 1:

Description: All that part of the East 45 acres of the South 60 acres of the West half of the Southeast Quarter of Section 14, Township 50, Range 31, Jackson County, Missouri, describes as follows: Beginning at a point in (Old) Twyman Road on the North line of said 45 acre tract, said point being 662.5 feet South and 737.44 feet East of the Center of said Section 14; thence East along North line of said 45 acre tract 308.51 feet, to a point 276.8 feet West of the Northeast corner of said 45 acre tract; thence in a Southeasterly direction along Twyman Road as follows; Thence South 24 degrees 21 minutes East, 161.2 feet; thence South 16 degrees 51 minutes East, 271 feet; thence South 11 degrees 41 minutes East, to a point East of the prolongation of a line that is South 02 degrees 17 minutes 03 seconds West, 535.35 feet and S 88 degrees 04 minutes 55 seconds East, 390.88 feet, from the point of beginning; thence North 88 degrees 04 minutes 55 seconds West, to a point South 02 degrees 17 minutes 03 seconds West, 535.35 feet from point of beginning; thence North 02 degrees 17 minutes 03 seconds East 535.35 to beginning, except part conveyed to Jackson County in document I95840.

RE: RZ-2016-543

Randy Diehl gave the staff report:

RE: RZ-2016-543

Applicant: William Bohnert Jr

Location: Twyman & Old Twyman Roads

Area: 4.2 ± acres in Section 14, Township 50, Range 31

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

Purpose: Applicant is requesting the change in zoning for a one lot subdivision.

Current Land Use and Zoning in the Area:

The zoning in the immediate area is Agricultural with the majority of the land use being single family residences and some agricultural uses. To the North is a two lot subdivision zoned District RR (Residential Ranchette).

Along Twyman Road there are 7 subdivisions with lot sizes ranging from 1 to 10 acres in size. These were all developed prior to the Unified Development Code (UDC) and therefore remain within district AG (Agricultural).

The applicant owns approximately 40 acres and is wanting to plat 4.2 of those for a one lot subdivision for a future residence.

County Plan:

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

District RE (Residential Estates) is appropriate for the Urban Development Tier.

Recommendation:

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

Staff recommends APPROVAL of RZ-2016-543

Respectfully submitted,

Jackson County Public Works
Development Division
Randy Diehl, Administrator

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

Mr. Akins: Access will only be along Old Twyman?

Mr. Diehl: The applicant has stated that the driveway for the lot will access onto Old Twyman. However site distance would allow access along the full length of the lot along Twyman Road.

Is the applicant here?

Phil Bohnert, 1520 Bridlewood Lane, Raymore, MO

Mr. Antey: *Do you have anything to add to Randy's report?*

Mr. Bohnert: Nothing really. We plan on building a home there.

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 about this application?*

There were none.

Motion to take under advisement.

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

Discussion under advisement

Motion to approve.

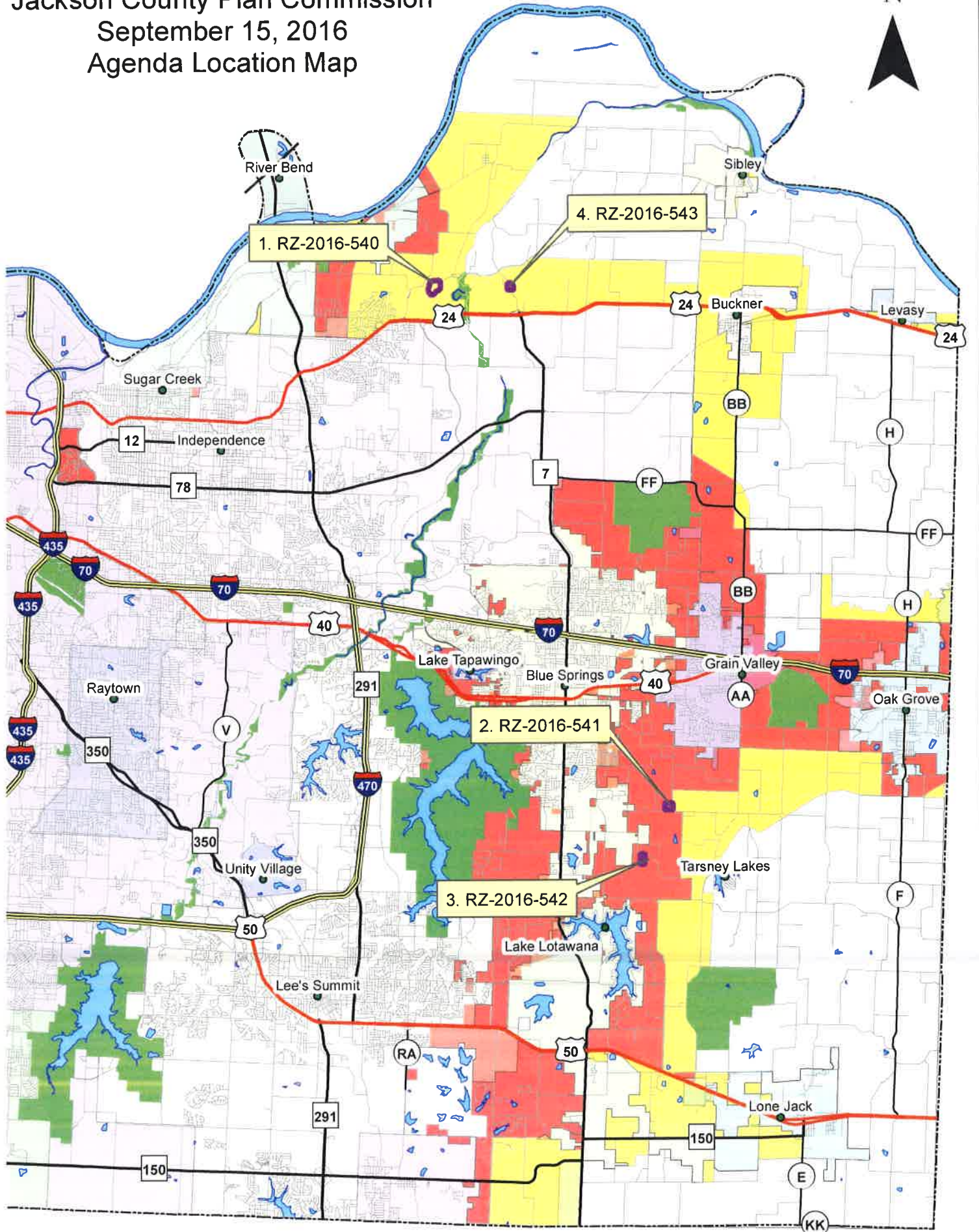
Mr. Akins moved to approve RZ-2016-543. Mrs. Query seconded.

Mr. Akins moved to approve RZ-2016-543. Mrs. Mershon seconded.

Mr. Tarpley	Approve
Mr. Gibler	Approve
Mr. Haley	Approve
Mrs. Mershon	Approve
Mr. Akins	Approve
Chairman Antey	Approve

Motion Carried 6 – 0.

Jackson County Plan Commission
September 15, 2016
Agenda Location Map



STAFF REPORT

PLAN COMMISSION

September 15, 2016

RE: RZ-2016-543

Applicant: William Bohnert Jr

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Along Twyman Road there are 7 subdivisions with lot sizes ranging from 1 to 10 acres in size. These were all developed prior to the Unified Development Code (UDC) and therefore remain within district AG (Agricultural).

The applicant owns approximately 40 acres and is wanting to plat 4.2 of those for a one lot subdivision for a future residence.

County Plan:

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

The Residential Suburban District (RE) is appropriate for the Urban Development Tier.

Recommendation:

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

Staff recommends APPROVAL of RZ-2016-543

Respectfully submitted,

Jackson County Public Works
Development Division
Randy Diehl, Administrator

**Plan Commission
September 15, 2016
RZ-2016-543**

Applicants / Property Owners:

**09-800-04-04-01
William P Bohnert Jr
2423 N Twyman Road
Independence MO 64058**

09-800-04-18-01-1

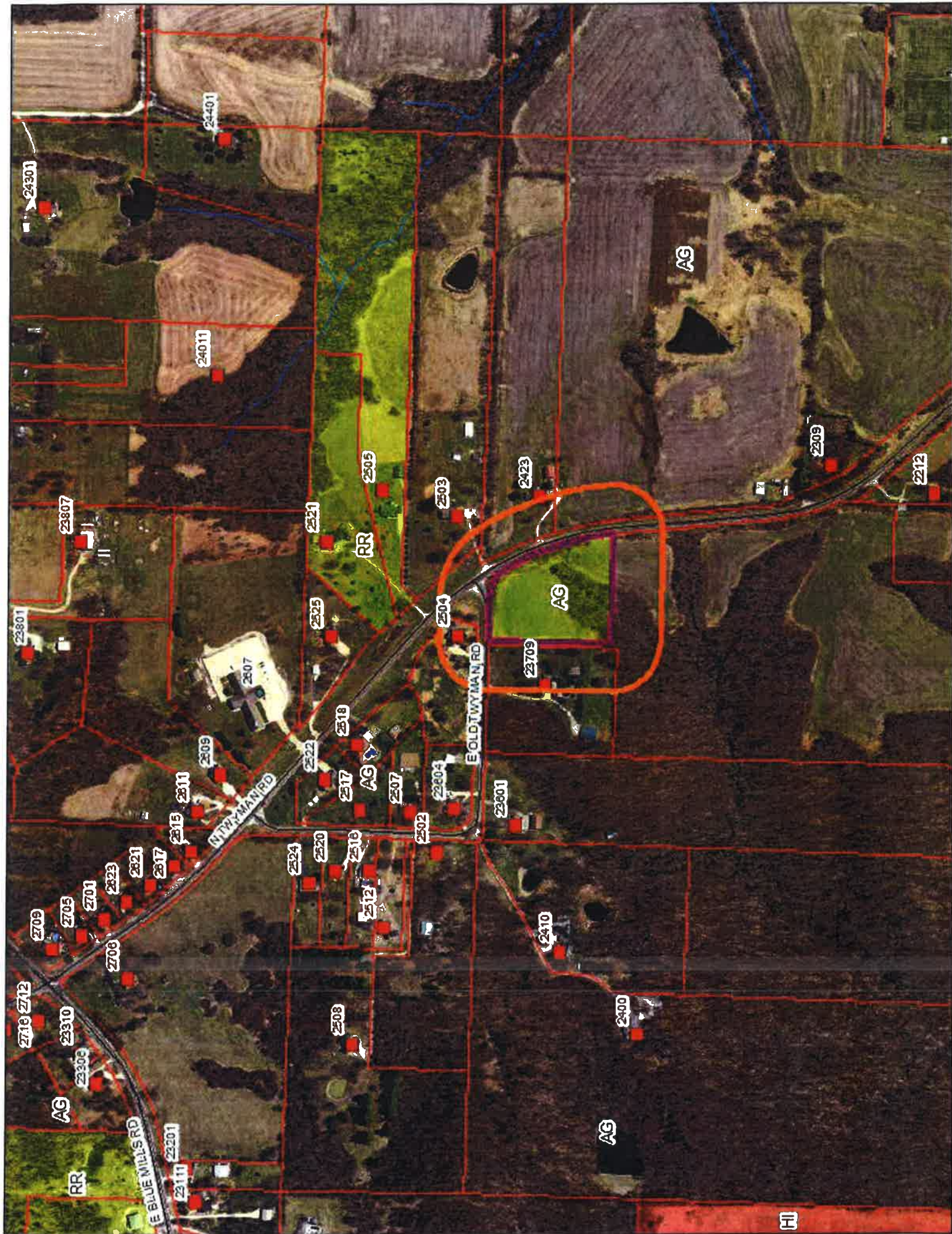
**Certified Mail – Return Receipt
Property Owners within 185 feet**

09-800-04-03-00-0-00-000
CRANDALL CHRIS & STACY
23709 N OLD TWYMAN RD
INDEPENDENCE MO 64058

09-800-04-20-00-0-00-000
JAMISON JOHN N & PATRICIA I
2504 TWYMAN RD
INDEPENDENCE MO 64058

09-800-04-21-00-0-00-000
PEACEDALE FARMS INC
1520 BRIDLEWOOD LN
RAYMØRE MO 64083

09-800-04-01-02-0-00-000
SHIPP JESSE L & TRACI L
2503 N TWYMAN
INDEPENDENCE MO 64058



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- 2016- 543

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: Phil Bohnert
Address: 1520 Bridlewood Lane
Raymore, MO 64083
Phone: 816-331-5696
 - b. Owner(s) Name: William Bohnert
Address: 2423 N Twyman Road, Independence, MO 64058
Phone: _____
 - c. Agent(s) Name: Powell and Associates, LLC

Address: 901 NW Vesper Street, Blue Springs, MO 64015

Phone: 816-228-7070

d. Applicant's interest in Property: Purchaser

2. General location (Road Name) Twyman Road

3. Present Zoning Agricultural (AG) Requested Zoning Residential Estates (RE)

4. AREA (sq. ft. / acres) 3.7 Acres +/-

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

Attached

6. Present Use of Property: Agricultural

7. Proposed Use of Property: Residential

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? n/a

11. Describe the source/method which provides the following services, and what effect the development will have on same:

a. Water Independence Water Department

b. Sewage disposal On-site septic

c. Electricity KCP&L

d. Fire and Police protection Fort Osage, Jackson County

12. Describe existing road width and condition: 24' wide asphalt in good 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 William P. Bohnert Date 8/24/16
Property Owner(s)

Applicant(s): Phillip & Bohnert 8-24-2016

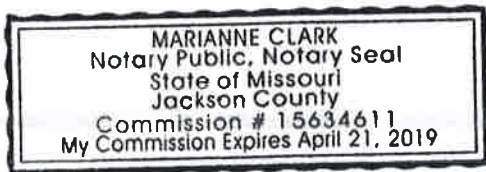
Contract Purchaser(s): _____

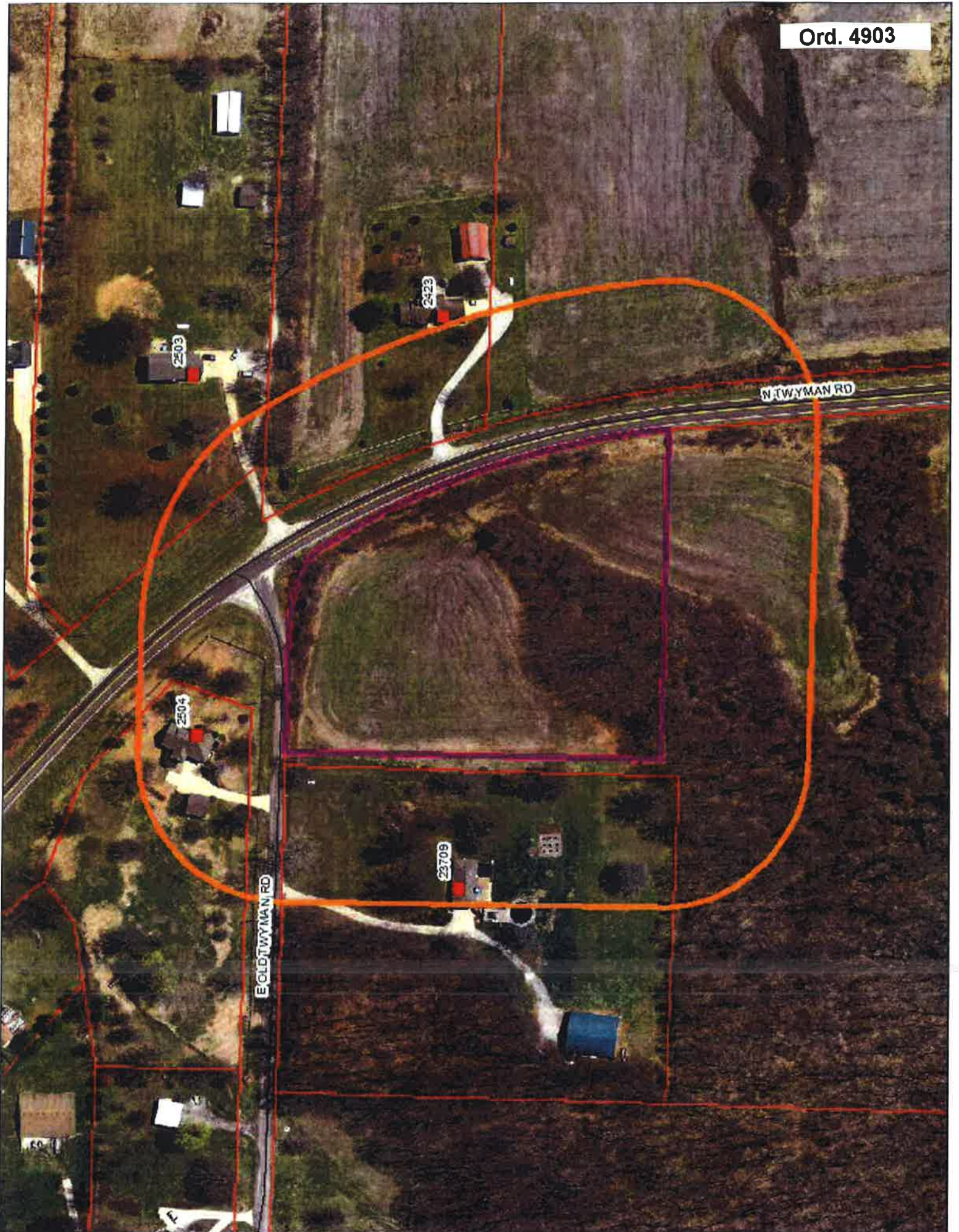
STATE OF MISSOURI
COUNTY OF JACKSON

On this 24th day of AUGUST, in the year of 2016, before me the undersigned notary public, personally appeared WILLIAM BOHNERT AND PHILLIP BOHNERT

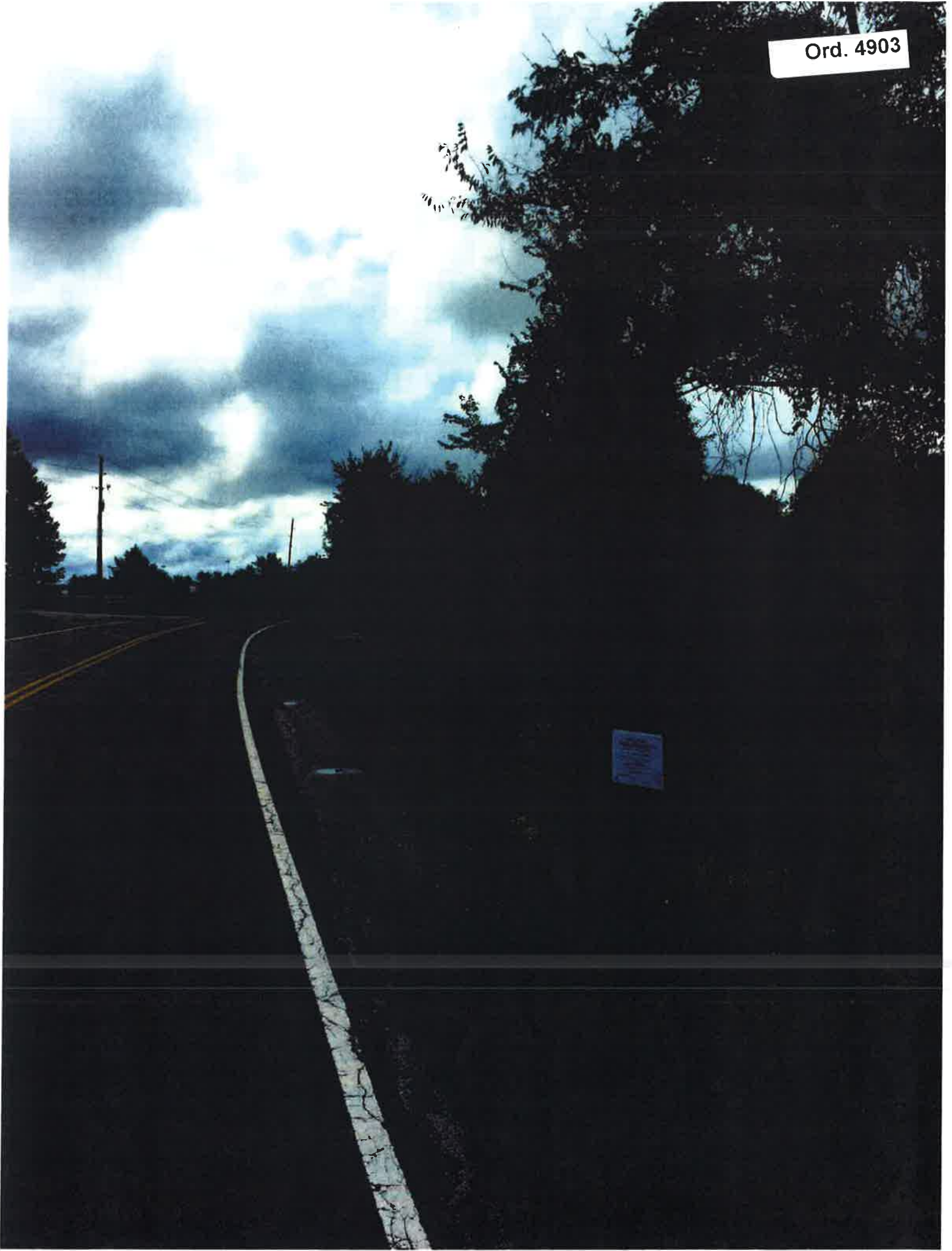
known to me to be the person(s) whose names(s) is/are subscribed to the within instrument and acknowledged that he/she/they executed the same for the purposes therein contained.
In witness whereof, I hereunto set my hand and official seal.

Notary Public Marianne Clark Commission Expires 4-21-19





Ord. 4903



Ord. 4903

