

RZ-2026-721

ATTACHMENT 1: PROPERTY DESCRIPTION

Description:

Lots 6, 7 & 8, Shenandoah Glen, First Plat, a subdivision in Jackson County Missouri.

RZ-2026-721

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

Randy Diehl gave the staff report:

RE: RZ-2026-721

Applicant: Timothy & Nicole Leven

Location: 12007 S. Brown Road

Area: 3.00 ± acres

Request: Change of zoning from District AG (Agricultural) to District RS (Residential Suburban)

Purpose: Decrease the building line setbacks

Current Land Use and Zoning in the Area:

The zoning in the area is Agricultural. The land use within the platted subdivision are single family residences. Shenandoah Glenn was platted in 1978 with a total of 30 lots. Lots 9 through 30 per acquired by the Missouri Conservation Commission and are now part of the Lone Jack Lake Conservation Area. Across Brown Road is Blue & Grey Park, maintained by Jackson County.

The Zoning Order (adopted in 1960) in place at the time did not requirement a change in zoning for platted lots. Therefore the zoning for Shenandoah Glenn is Agricultural.

Lots 1 & 5 of Shenandoah Glenn, have been rezoned to District RS.

The side yard setbacks will be reduced from 30 feet to 15 feet.

The rear yard setback will be reduced from 50 to 20 feet.

The front yard setback will remain 60 feet since this setback was established on the recorded plat.

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-2026-721.

Respectfully submitted,

Jackson County Public Works
Development Division
Randy Diehl, Administrator

Mr. Antey: Any questions for Randy?

Is the applicant present? Would you please state your name and address?

Tim Leven, 12007 South Brown Road.

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

Mr. Leven: The main reason is we got a 36-foot pull behind camper, and we're currently trying to wiggle it in right there and with the ground being soft and hellish. We looked at different aspects of trying to put it somewhere else, but with the septic, the line going, who knows where it crosses the property and there's no other turn in. Basically, we're just trying to put a carport right beside the house. Eventually that's the game plan, end-game. Right now, the campers actually in front of the house.

Mr. Diehl: It's kind of a two-fold thing. He gains a little bit of setback plus another one of those that brings it into compliance with the zoning order. So, it's kind of a two-shot deal here.

Mr. Antey: Any questions for the applicant?

Mr. Crawford: It's kind of an unusual subdivision. In fact, it looks like you're surrounded by three sides by public ground. You have a real security there for a long-term view of what you want.

Mr. Leven: That's our goal. If you look at the end of the house. No, it's beautiful. It's a beautiful property.

Mr. Antey: He got the view without having to buy it. He's one of the few. And no one's going to take it.

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

Is there anyone present that would like to speak as opposed to this application?

Seeing none, I would entertain a motion to go under advisement.

Ms. Ryerkerk moved to take under advisement. Mr. Farrar seconded.

All those in favor of going under advisement?

All: Aye

Discussion under advisement

I just want to say I'm going to scrutinize the minutes from this meeting, and I want the ground is hellish in the minutes. And the other comment that he kind of got hosed when he bought it. I'm going to be looking for those two terms.

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

Mr. Farrar:	Approve
Ms. Ryerkerk:	Approve
Mr. Moreno:	Approve
Mr. Crawford:	Approve
Mr. Smead:	Approve
Mr. Monaco:	Approve
Mr. Barton:	Approve
Chairman Antey:	Approve

Motion Carried 8 – 0

STAFF REPORT

PLAN COMMISSION

July 16, 2026

RE: RZ-2026-721

Applicant: Timothy & Nicole Leven

Location: 12007 S. Brown Road

Area: 3.00 ± acres

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

Purpose: Decrease the building line setbacks

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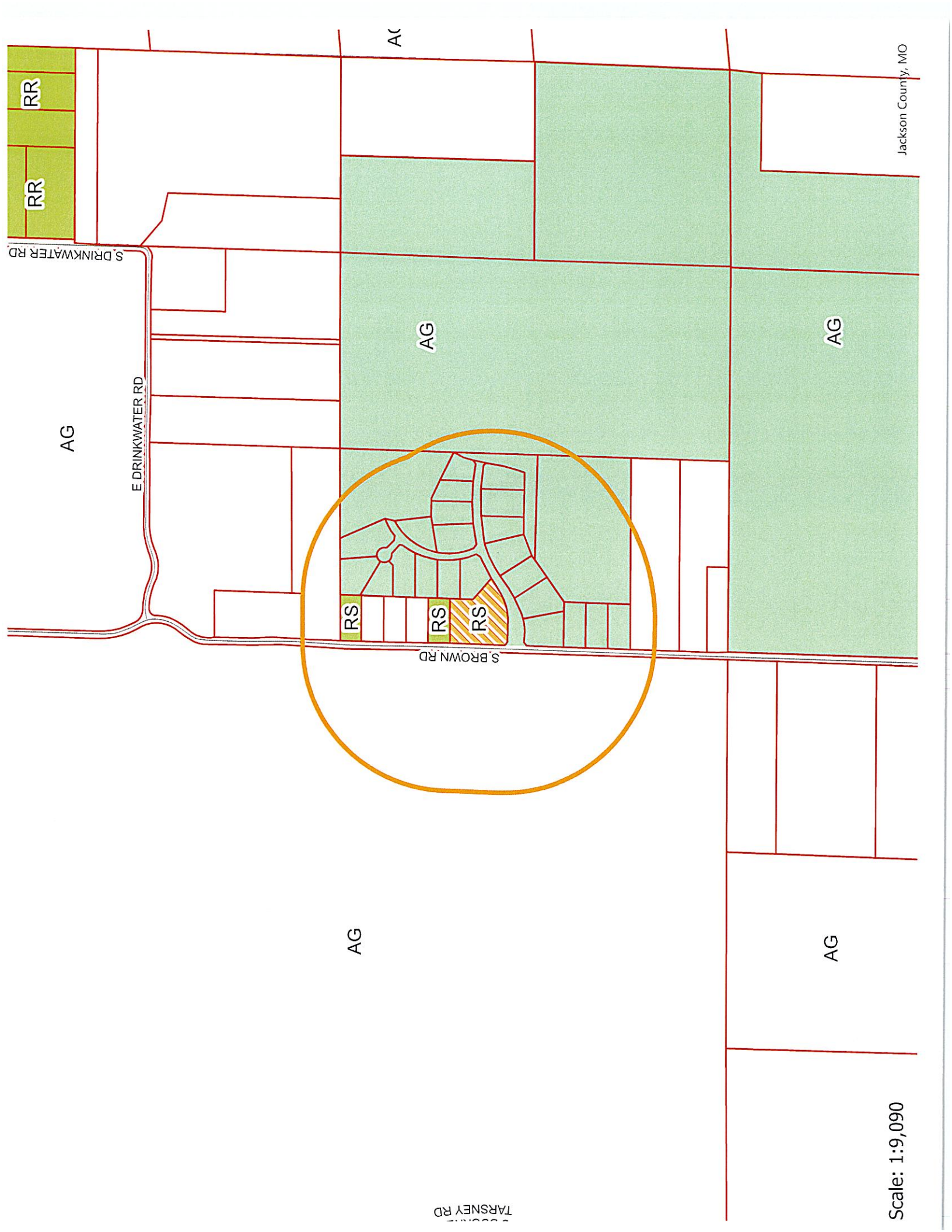
Recommendation:

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

Staff recommends APPROVAL of RZ-2026-713.

Respectfully submitted,

Jackson County Public Works
Development Division
Randy Diehl, Administrator



Scale: 1:9,090

Jackson County, MO

RZ-2026-721

Property Owners Within 1000 feet

parcel	owner	address	city	state	zip
58-500-02-17-00-0-00-000	BROWN STEVEN T JR & JODY C	11819 S BROWN RD	LONE JACK	MO	64070
58-500-13-04-00-0-00-000	MARTIN JAMES S & OWENS SUSAN J	11911 BROWN RD	LONE JACK	MO	64070
58-500-13-06-00-0-00-000	DANNY GRISWOLD & VICKI GRISWOLD TRUST	11915 S BROWN RD	LONE JACK	MO	64070
58-500-13-03-00-0-00-000	KILLIAN CASEY & VICTORIA CONNER	11905 S BROWN RD	LONE JACK	MO	64070
58-500-13-08-00-0-00-000	DOERHOFF DANIEL L & GLENDA C-TR	11921 S BROWN RD	LONE JACK	MO	64070
58-500-13-10-00-0-00-000	MUELLER CRAIG A & ELIZABETH H	12001 S BROWN RD	LONE JACK	MO	64070
58-400-01-06-00-0-00-000	JACKSON COUNTY MISSOURI	415 E 12TH ST	KANSAS CITY	MO	64106
58-500-03-08-01-0-00-000	HAM PAUL H SR & MARY M-TR CONSERVATION COMMISSION OF MO	12207 S BROWN RD BOX 180	LONE JACK JEFFERSON CITY	MO	64070 65102
58-500-13-16-00-0-00-000	LEVEN TIMOTHY J & NICOLE M	12007 S BROWN RD	LONE JACK	MO	64070



Jackson County
Public Works Department-Development Division
303 West Walnut Street
Independence MO 64050
Jacksongov.org

July 1, 2026

RE: Public Hearing; RZ-2026-721
Timothy & Nicole Leven

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 Timothy & Nicole Leven for a change of zoning from District AG (Agricultural) on 3.00 ± acres to District RS (Residential Suburban) on existing lots at 12007 S. Brown 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, 2nd 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

2. General location (Road Name) Brown Road
3. Present Zoning AG Requested Zoning RS
4. AREA (sq. ft. / acres) 3 acres
5. Legal Description of Property: (Write Below or provide copy of deed and survey)
LOTS 6, 7, + 8
SHENADOAH GLW
6. Present Use of Property: Residence
7. Proposed Use of Property: Residence w/ RV Storage
8. Proposed Time Schedule for Development: Summer 2026
9. What effect will your proposed development have on the surrounding properties?
no effect
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 Provider No
- b. Sewage disposal: Onsite Waste Water ___ Public Sewer ___ No
- c. Electricity No
- d. Fire and Police protection No
12. Describe existing road width and condition: N/A
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): _____

The LEGAL OWNER(s) of the property must be signatory to this application. If the owner is also the applicant then only the Property Owner portion needs to be filled out. 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

Date

Property Owner(s)

Tim Leven
Nicole Leven

6-1-26
6-1-26

STATE OF Missouri
COUNTY OF Jackson

On this 1st day of June, in the year of 2026, before me
the undersigned notary public, personally appeared Tim Leven
Nicole Leven

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.

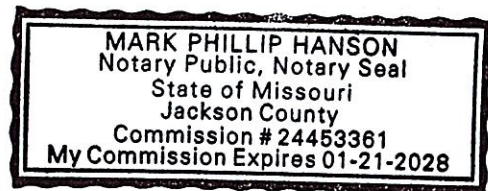
In witness whereof, I hereunto set my hand and official seal.

Notary Public

Mark Phillip Hanson

Commission Expires

1-21-2028



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Notary Public Mark Phillip Hanson

Commission Expires 1-21-2028





Scale: 1" = 841'

Jackson County, MO

SHENANDOAH GLEN
FIRST PLAT
JACKSON COUNTY, MISSOURI

"SHENANDOAH CLEN. FIRST PLAT"

In testimony whereof, George A. Schlosser, Jr. and Eleanor M. Schlosser, his wife have set their hands and seals at New York City, New York, this 11th day of May, 1930.

State of Missouri

In testimony whereof I have hereunto set my hand and affixed my official seal at my office in Rep's Summit the day and year last above written.

Gen. R. G.

Approved as to Street Locations and Width:
by *Edmund J. [Signature]*

Date: 4/27/10

By Deborah Reed
For Auditor's Office, Jackson County, MI

Approved to Zoning and Planning

Date: 2/24/78

GEORGE BUTLER ASSOCIATES
by *Feland Wallace*

JAN 01 1987

LIBRARY OF THE U.S. DEPARTMENT OF AGRICULTURE
WASHINGTON, D.C.

