


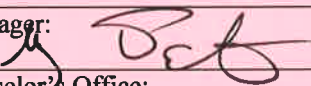

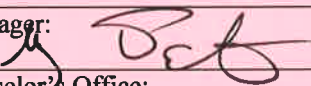

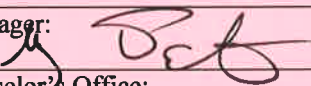
REQUEST FOR LEGISLATIVE ACTION

Completed by County Counselor's Office:

Res/Ord No.: 4963

Sponsor(s): None

Date: April 3, 2017

SUBJECT	Action Requested <input type="checkbox"/> Resolution <input checked="" type="checkbox"/> Ordinance Project/Title: <u>Jim & Shelley Parnell - RZ-2017-545</u>																			
BUDGET INFORMATION <i>To be completed By Requesting Department and Finance</i>	<table border="1" data-bbox="315 489 1198 802"> <tr> <td>Amount authorized by this legislation this fiscal year:</td> <td></td> <td>\$</td> </tr> <tr> <td>Amount previously authorized this fiscal year:</td> <td></td> <td>\$</td> </tr> <tr> <td>Total amount authorized after this legislative action:</td> <td></td> <td>\$</td> </tr> <tr> <td>Amount budgeted for this item * (including transfers):</td> <td></td> <td>\$</td> </tr> <tr> <td>Source of funding (name of fund) and account code number; FROM / TO</td> <td>FROM ACCT</td> <td></td> </tr> <tr> <td></td> <td>TO ACCT</td> <td></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	
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	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 10.05 ± acres to District RR (Residential Ranchette). The proposed land use is a two lot subdivision. The 10.05 ± acres are located in Northwest Quarter of Section 02, Township 49, Range 30, in Jackson County, Missouri, 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 8 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	<table border="1" data-bbox="315 1696 1247 1940"> <tr> <td>Department Director: Brian D. Gaddie, P.E. Director of Public Works </td> <td>Date: 3.21.17</td> </tr> <tr> <td>Finance (Budget Approval): <i>If applicable</i></td> <td>Date:</td> </tr> <tr> <td>Division Manager: </td> <td>Date: 3.24.17</td> </tr> <tr> <td>County Counselor's Office:</td> <td>Date:</td> </tr> </table>		Department Director: Brian D. Gaddie, P.E. Director of Public Works 	Date: 3.21.17	Finance (Budget Approval): <i>If applicable</i>	Date:	Division Manager: 	Date: 3.24.17	County Counselor's Office:	Date:										
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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 March 16, 2017

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-2017-545

ATTACHMENT TO RLA 1:

Description: All that part of the West 44.71 Acres of Government Lot 2 in the Northwest Fractional Quarter of Section 2, Township 49 North, Range 30 West, Jackson County, Missouri, more particularly described as follows: Commencing at the Northwest corner of said Northwest quarter; thence South 87 degrees, 26 minutes, 43 seconds East, along the North line of said Northwest quarter, 27.71 feet to a point on the East line of State Route BB and to the Point of Beginning; thence continuing South 87 degrees, 26 minutes, 43 seconds East, along said North line, 481.21 feet; thence South 01 degrees, 34 minutes, 27 seconds West, 914.50 feet, to the North line of a tract of land described in Document Book 2619 at Page 94 in Jackson County Recorder of Deeds Office; thence South 80 degrees, 24 minutes, 57 seconds, 448.16 feet to the east line of said State Route BB; thence North 01 degree, 12 minutes, 37 seconds East, along said East 192.71 feet, to a point of curvature; thence continuing along said East line and along a curve to the left, having a radius of 5,769.58 feet, and a chord bearing of North 00 degrees, 17 minutes, 52 seconds West, 303.70 feet, to a point of tangency; thence North 01 degrees, 48 minutes, 20 seconds West, continuing along said East line, 514.15 feet, to the Point of Beginning

RE: RZ-2017-545

Randy Diehl gave the staff report:

Applicant: Jim & Shelley Parnell

Location: 32606 E. Mackey Road

Area: 10.00 ± acres in Section 02, Township 49, Range 30

Request: Change of zoning from District AG (Agricultural) to District RR (Residential Ranchette)

Purpose: Applicant is requesting the change in zoning for a two 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.

There are nine subdivisions in the area with lot sizes ranging from 2 to 5 acres in size. Of the nine, five are in District RR with the remaining being in District AG (Agricultural) being developed prior to the adoption of the UDC in 1995.

The applicant owns approximately 33 acres and is wishing to plat 10 acres for a two lot subdivision. Each lot will allow the construction of a single family residence. The remaining 23 acres contain the existing home and will remain in District AG.

Access onto Buckner Tarsney Road (State Route BB) was approved by MoDOT at the existing field entrance at the Northwest corner at Lot 1. MoDOT determined that Lot 2 does not have adequate sight distance. Both lots will be sharing the same access point from Buckner Tarsney Road. Lot 2 is accessed by means of an ingress/egress easement across Lot 1.

County Plan:

The County Plan Development Diagram illustrates this area within the Rural Development (RDT). This request is based on the proximity of the Suburban Development Tier (SDT) to the Rural Tier, as well as development and land use in the surrounding area. The proposed development adjoins the Suburban Tier on the West side of Buckner Tarsney Road.

District RR (Residential Ranchette) is appropriate for the Rural Development Tier.

Recommendation:

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

Staff recommends APPROVAL of RZ-2017-545

Respectfully submitted,

Jackson County Public Works
Development Division
Randy Diehl, Administrator

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

Mr. Tarpey: Is that (Buckner Tarsney Road) BB Highway?

Mr. Diehl: Yes. Buckner Tarsney Road between Buckner and Grain Valley is State Route BB. North of Buckner and South of Grain Valley is County maintenance.

Is the applicant here?

Shelley Parnell, 32606 E. Mackey Road

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

Ms. Parnell: We have two boys and are setting this up for them for the future.

Mr. Antey: *Are there any other questions for the applicant?*

Mr. Tarpey: So each one is getting a place to build on?

Ms. Parnell: Yes, each will get a 5 acre lot

Mr. Antey: *Is there anyone else who is in favor of this application?*

Mr. Antey: *Is there anyone who is opposed or has questions regarding this application?*

Motion to take under advisement.

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

Discussion under advisement

Mr. Tarpley moved to approve. Mr. Akins seconded.

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

Motion Carried 8 – 0.

STAFF REPORT**PLAN COMMISSION**

March 16, 2017

RE: RZ-2017-545**Applicant:** Jim & Shelley Parnell**Location:** 32606 E. Mackey Road**Area:** 10.00 ± acres in Section 02, Township 49, Range 30**Request:** Change of zoning from District AG (Agricultural) to District RR (Residential Ranchette)**Purpose:** Applicant is requesting the change in zoning for a two lot subdivision.**Current Land Use and Zoning in the Area:**

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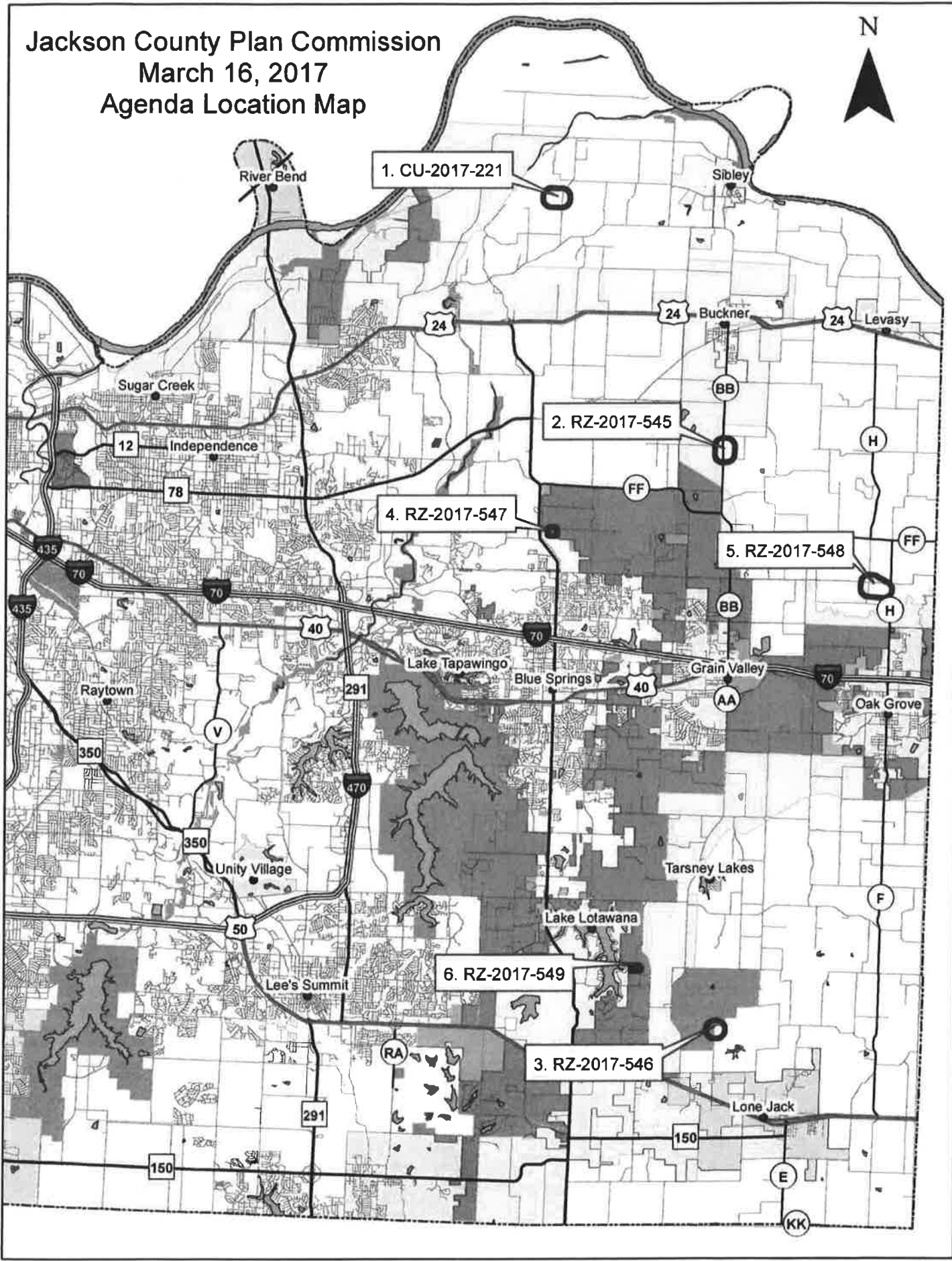
Respectfully submitted,

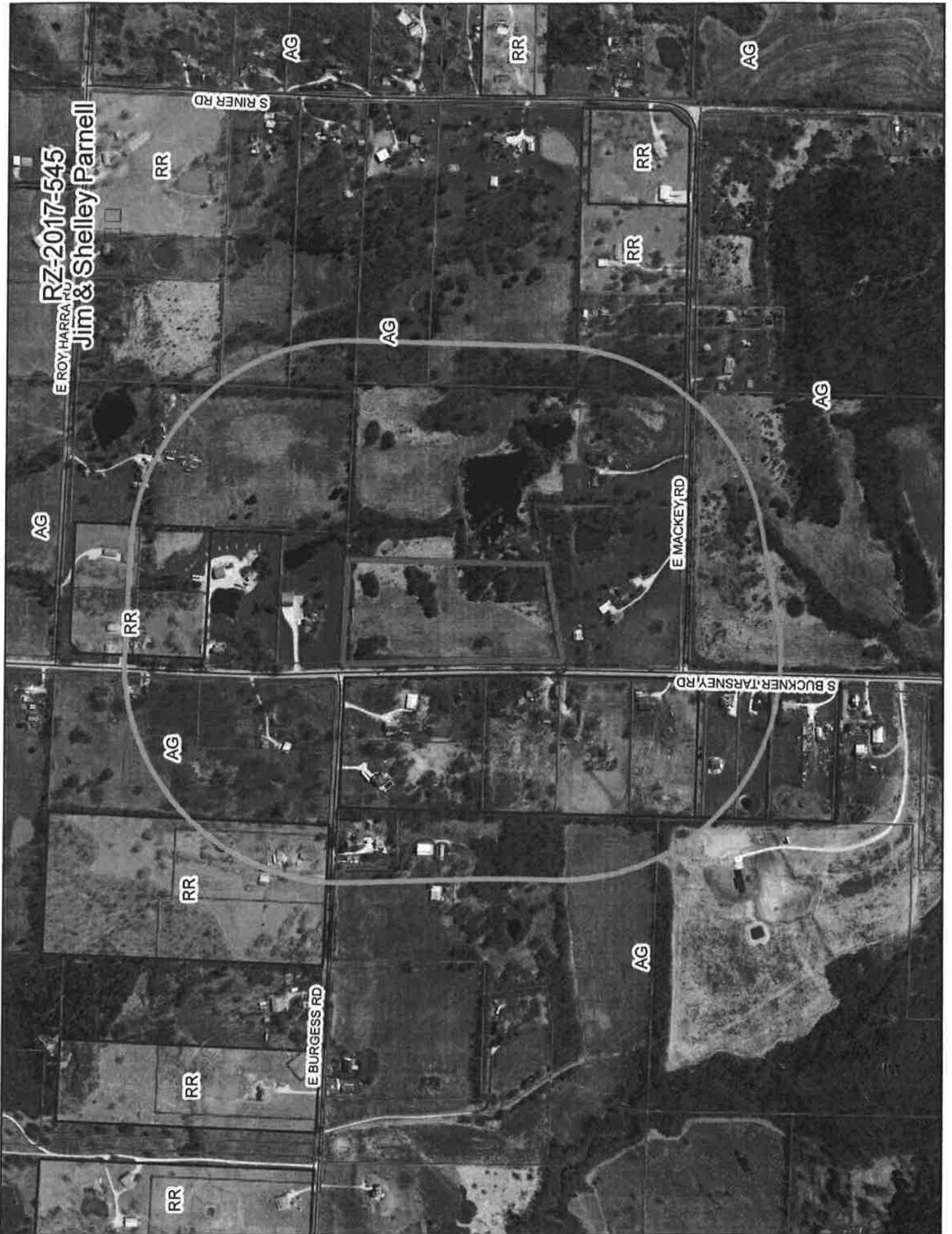
Jackson County Public Works
Development Division
Randy Diehl, Administrator

Plan Commission March 16, 2017 RZ-2017-545		
Applicants / Property Owners:	Jim & Shelley Parnell 32606 Road Buckner MO 64016	
22-200-02-10		
Certified Mail – Return Receipt Property Owners within 1000 feet		
22-300-01-09 FIKE JAMES L & TERRI L 1106 S BUCKNER TARSNEY RD BUCKNER MO 64016	22-300-01-11 HEPHNER MATTHEW M 906 S BUCKNER TARSNEY RD BUCKNER MO 64016	22-300-01-03 HURLEY JOSEPH G & COLLEEN G 32105 E BURGESS RD BUCKNER MO 64016
19-900-04-08 MILLER MARCELLA J 514 S BUCKNER TARSNEY RD BUCKNER MO 64016	19-900-04-06 MILLER MARCELLA J	19-800-03-13 NORMANN ALLAN W & JOANNE M 501 S BUCKNER TARSNEY RD BUCKNER MO 64016
19-800-03-19 NORMANN ALLAN W & JOANNE M	22-300-01-22 PAGE CHRISTOPHER & AMY LEA 22500 E MEYERS RD INDEPENDENCE MO 64058	22-200-02-09 REED BRUCE ALAN & DEBORAH K 32500 E MACKAY RD BUCKNER MO 64016
19-800-03-17 ROBBINS DORIS K 405 S BUCKNER TARSNEY RD BUCKNER MO 64016	19-800-03-18 ROBBINS ROBERT M & TERESA R 415 S BUCKNER TARSNEY RD BUCKNER MO 64016	19-800-03-16 SCHUBERT ADRIAN 32509 E ROY HARRA RD BUCKNER MO 64016
19-800-03-14 SMITH TIMOTHY M & LINDA G 519 BUCKNER TARSNEY RD BUCKNER MO 64016	22-300-01-13 THORPE ROBERT S 806 S BUCKNER TARSNEY RD BUCKNER MO 64016	22-300-01-04-02-4 WEISKIRCH E DAN & PATRICIA E 32103 E BURGESS RD BUCKNER MO 64016
19-800-03-08 WILSON MICHAEL G & CHERYL LYNN 508 S RINER RD BUCKNER MO 64016	19-800-03-09 ALLWINE GAIL H & KAREN L 5634 SWENSON RD NINE MILE FALLS WA 99026	22-300-01-12 BARKER SEAN B 820 S BUCKNER TARSNEY RD BUCKNER MO 64016

<p>22-300-01-16 BATEMAN WILLIAM L 1006 S BUCKNER TARSNEY RD BUCKNER MO 64016</p>	<p>22-200-02-15 BELLAMY FREDDIE 32900 E MACKEY ROAD BUCKNER MO 64016</p>	<p>19-900-04-2 BIRKES STEPHEN C & JANDRA D 32106 E BURGESS RD BUCKNER MO 64016</p>
<p>19-800-03-11 BIVEN KAYLA 32801 E ROY HARRA RD BUCKNER MO 64016</p>	<p>22-200-02-08 BLAND AMANDA J 12351 SE STATE RT CC FACUETT MO 64448</p>	<p>19-800-03-12-01 CALAHAN JACK & RUTH V 32611 E ROY HARRA RD BUCKNER MO 64016</p>
<p>22-300-01-15 CHRISTIAN GARRETT & SARAH 32205 E BURGESS RD BUCKNER MO 64016</p>	<p>22-200-02-11-01 COTTRELL JIM 610 S RINER RD BUCKNER MO 64016</p>	<p>22-300-01-14 COX BRANDON & JENNIFER 32305 E BURGESS RD BUCKNER MO 64016</p>
<p>22-200-02-11-02 FERGUSON LACY L & TRUDY L 712 S RINER RD BUCKNER MO 64016</p>		

Jackson County Plan Commission
March 16, 2017
Agenda Location Map





RZ-2017-545

Jim & Shelley Parnell

E ROY HARRA RD

S RINER RD

AG

RR

RR

AG

E MACKEY RD

RR

RR

AG

AG

RR

AG

S BUCKNER TARSNEY RD

RR

AG

E BURGESS RD

RR

RR

**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- 2017-545

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: Jim & Shelley PARNELL
 - Current Mailing Address: 32606 E. MACKAY RD. BUCKNER, MO. 64016
 - Phone: 816-503-2162 email: mailbox8642@gmail.com
816-606-1233

b. Legal Owner of Property: Jim & Shelley Parnell
Current Mailing Address: 32606 E. Mackey Rd. Buckner MO. 64016
Phone: _____ email: _____

c. Agent(s) Name: _____
Address: _____
Phone: _____ email: _____

d. Applicant's interest in Property: Legal Owners of Property

2. General location (Road Name) Buckner Tarsney Rd. Buckner MO. 64016

3. Present Zoning Agricultural Requested Zoning Residential Tranahette

4. AREA (sq. ft. / acres) (2) 5 ACRE plots

5. Legal Description of Property: (Write Below or provide copy of deed and survey)

6. Present Use of Property: Vacant Land

7. Proposed Use of Property: Single Family Residence

8. Proposed Time Schedule for Development: Future

9. What effect will your proposed development have on the surrounding properties?

2 New Properties

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? NO

11. Describe the source/method which provides the following services, and what effect the

development will have on same:

a. Water

Provider PWSD #16

b. Sewage disposal: Onsite Waste Water Public Sewer

c. Electricity KCP&L

d. Fire and Police protection BUCKNER, MO.

12. Describe existing road width and condition: 80-St Rd ALONG BUCKNER TARSNEY
ACCESS CONTROLLED BY MODOT

13. What effect will proposed development have on existing road and traffic conditions? NONE OR MINIMAL

14. Are any state, federal, or other public agencies approvals or permits required for the proposed development? DRIVEWAY CONDITION DONE BY MODOT

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

Property Owner(s)

Jimmy D. Parnell
Shelley Parnell

Date

12-26-16
12-26-16

STATE OF Missouri

COUNTY OF Jackson

On this 26th day of December, in the year of 2016, before me the undersigned notary public, personally appeared Shelley and Jimmy Parnell
Parnell

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 Nancy E. Stephens Commission Expires 10-21-2020



NANCY E. STEPHENS
My Commission Expires
October 21, 2020
Jackson County
Commission #12537008

Applicant(s): _____

STATE OF _____
COUNTY OF _____

On this _____ day of _____, in the year of _____, before me
the undersigned notary public, personally appeared _____

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 _____ Commission Expires _____

RZ-2017-545
Jim & Shelley Parnell



AG

S BUCKNER TARSNEY RD

AG

E BURGESS RD

AG

