



# Jackson County, Missouri

## Request for Legislative Action

**REQUESTED MEETING DATE:** \_\_\_\_\_ **SPONSOR:** Charlie Franklin

*To be completed by the County Counselor's Office:*

**NUMBER:** 5853 **ASSIGNED MEETING DATE:** 06/10/2024

**STAFF CONTACT:** Randy Diehl **PHONE:** 816-881-4577

**EMAIL:** rdiehl@jacksongov.org

**DEPARTMENT:** Public Works

**TITLE:** RZ-2024-677 – Linda Strickland

**SUMMARY:**

Requesting a change of zoning from District AG (Agricultural) on 10.73 ± acres to District RE (Residential Estates). The purpose is to create two residential lots at 12023 E. Faulkenberry Road.

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 held a public hearing on May 18, 2024, and accepted testimony pertaining to the rezoning request. There was no opposition to the request.

The Plan Commission voted 6 to 0 to recommend APPROVAL to the County Legislature.

**FINANCIAL IMPACT:** NO

YES

Amount

Fund

Department

Line-Item Detail

\_\_\_\_\_

**ACTION NEEDED:** ZONING (UDC)

**ATTACHMENT(S):**

**RZ-2024-677**

**ATTACHMENT 1: PROPERTY DESCRIPTION**

**Description:**

A tract of land described in Document No 2017E0099736, being part of the Northwest quarter of the Southeast Quarter, part of the Northeast Quarter of the Southeast Quarter, and part of the Southeast Quarter of the Southeast Quarter, all in Section 8, Township 47, Range 29, Jackson County, Missouri, more particularly described as follows: commencing at the Southeast corner of the Southeast Quarter of said section 8; thence North 87 degrees 56 minutes 20 seconds West, along the South line of said Quarter Quarter, a distance of 1373.47 feet, to the Southwest corner of said Quarter Quarter; thence north 01 degrees 44 minutes 45 seconds East, along the West line of said Quarter Quarter, a distance of 897.32 feet, to the Point of Beginning; thence continuing North 1 degrees 44 minutes 45 seconds East, along said West line of said Quarter Quarter, a distance of 448.66 feet, to the Northwest corner of said Quarter Quarter; thence North 87 degrees 55 minutes 11 seconds West, along the South line of the Northeast Quarter of said Southeast Quarter, a distance of 48.42 feet; thence North 15 degrees 25 minutes 29 seconds East, a distance of 213.79 feet, to a point on the West line of the Northeast Quarter of said Southeast Quarter; thence North 02 degrees 20 minutes 00 seconds East, along said West line of said Northeast Quarter of the Southeast Quarter, a distance of 463.97 feet, to the Northwest corner of the West half of the Southwest Quarter of the Northeast Quarter of said Southeast Quarter; thence South 87 degrees 41 minutes 02 seconds East, along the North line of said West half, a distance of 344.82 feet, to the Northeast corner of said West half; thence South 02 degrees 16 minutes 37 seconds West, along the East line of said west half, a distance of 670.55 feet, to the Southeast corner of said West half; thence South 87 degrees 55 minutes 20 seconds East, along the North line of the Southeast Quarter of the Southeast Quarter, a distance of 183.14 feet; thence South 01 degrees 45 minutes 04 seconds West, along the Westerly line of Oak Shadows, a subdivision of land in Jackson County, Missouri, and its prolongation, a distance of 448.53 feet, to the Southwest corner of said Oak Shadows; thence North 87 degrees 56 minutes 10 seconds West, along the Northerly line of Highland Ridge, a subdivision of land in Jackson County, Missouri, a distance of 528.58 feet, to the point of Beginning.

RZ-2024-677

ATTACHMENT 2: ZONING SUPPORT DOCUMENTATION

Attachments

Plan Commission Public Hearing Summary from May 18, 2023

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

**Randy Diehl gave the staff report:**

RE: RZ-2024-677

Applicant: Linda Strickland

Location: 12023 E. Faulkenberry Road

Area: 10.73 ± acres

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

Purpose: The purpose is to create two residential lots.

Current Land Use and Zoning in the Area:

The zoning in the area is Agricultural and some Residential.

The applicant wishes to divide the 10 acres into two single family lots. Residential Ranchette is appropriate the the Rural Development Tier. The minimum lot size for District RR is 5 acres, with a minimum width of 250 feet.

The road frontage falls short of the required 500-foot total. They are proposing a 3.00-acre and a 7.50-acre lot.

Staff looked at the surrounding properties to see if there were similar sized lots for comparison. Oak Shadows directly to the East consists of two lots. These lots are both less than 2.5 acres. Highland Ridge to the Southwest has 8 lots. Lot sizes range from 2.00 acres to 2.50 acres. Residential Estates would be an alternative district to accommodate the 3.00 acre minimum and the road frontage requirement. There have been eight approvals for District RE within the Rural Tier.

Staff feels that this would not be out of character with the surrounding properties. If there were no similar sized lots in the immediate area, there would be no reason to proceed with seeking approval of this request.

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-2024-677.

Respectfully submitted,

Jackson County Public Works  
Development Division  
Randy Diehl, Administrator

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

Mr. Horn: Where is this located?

Mr. Diehl: It's North of Lone Jack in the Southeast part of the County.

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

Linda Strickland: 12023 S. Faulkenberry Road.

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

Ms. Strickland: No, I don't.

Mr. Crawford: Have long have you been out there?

Ms. Strickland: About 6 or 7 years.

**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?**

Jason Defreece: 12114 S Outer Belt Road, Lone Jack. If this gets rezoned and divided there will be two homes next to me on what is now an open field.

Mr. Antey: There will be just one new home. The existing home will be on the other lot.

Mr. Defreece: I'll be surrounded by houses on all sides.

Mr. Antey: If you want the to remain undeveloped, the best way is to buy it.

Mr. Defreece: My concern is also access. My driveway comes across 12121 Faulkenberry. We share a driveway. If somebody put a house up, would they get their own driveway?

Mr. Antey: That would be determined when a home was going to be built.

Mr. Diehl: If the home would want to share your driveway, they would need to get your permission. The new lot has sufficient site distance or frontage that so sharing that driveway would not be an issue.

Mr. Horn: What is the issue? Is it sharing the driveway or the development of the property.

Mr. Defreece: We moved out to the Lone Jack area to be in the country. I understand there are other properties that are developed. If that gets sold and a home built, I'll have houses all around me.

Mr. Antey: That's we hear all the time is: "Everybody wants to preserve the country feel, but let's preserve it after I move out there and then shut the gate behind me".  
Everybody has the right to subdivide their property in accordance with the code. This one lot is almost twice the size of yours and they will have their own driveway.

Mr. Crawford: Your lot fronts Outer Belt Road but you access from Faulkenberry Road?

Mr. Defreese: Yes. It was like that when we bought it.

Mr. Diehl: When your lots were created (1984), the access easement was established at that time. More than likely there were sight distance issues and MoDOT was not going to allow a driveway along that lot frontage. The lot has frontage along a public road, but access is across the easement from Faulkenberry Road.

Mr. Crawford: The lots around you basically went through this same type of procedure.

Mr. Horn: I understand what you are talking about. My house is backed up to a nature reserve. If I found out house were ever going to go back there, I'd be upset. The decision before us is this piece of ground.

Ms. Stickland: I don't know what I am going to do with that vacant lot at this time. I may eventually build on it for myself or maybe my kids.

Motion to take under advisement.

Mr. Monaco moved to take under advisement. Mr. Horn seconded.

*Discussion under advisement*

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

*Discussion under advisement*

Mr. Crawford moved to approve. Mr. Monaco seconded.

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

Motion Carried 6 – 0

## STAFF REPORT

### PLAN COMMISSION

May 16, 2024

RE: RZ-2024-677

**Applicant:** Linda Strickland

**Location:** 12023 E. Faulkenberry Road

**Area:** 10.73 ± acres

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

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

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

The zoning in the area is Agricultural and some Residential.

The applicant wishes to divide the 10 acres into two single family lots. Residential Ranchette is appropriate the the Rural Development Tier. The minimum lot size for District RR is 5 acres, with a minimum width of 250 feet.

The road frontage falls short of the required 500-foot total. They are proposing a 3.00-acre and a 7.50-acre lot.

Staff looked at the surrounding properties to see if there were similar sized lots for comparison. Oak Shadows directly to the East consists of two lots. These lots are both less than 2.5 acres. Highland Ridge to the Southwest has 8 lots. Lot sizes range from 2.00 acres to 2.50 acres. Residential Estates would be an alternative district to accommodate the 3.00 acre minimum and the road frontage requirement. There have been eight approvals for District RE within the Rural Tier.

Staff feels that this would not be out of character with the surrounding properties. If there were no similar sized lots in the immediate area, there would be no reason to proceed with seeking approval of this request.

#### **County Plan:**

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

#### **Recommendation:**

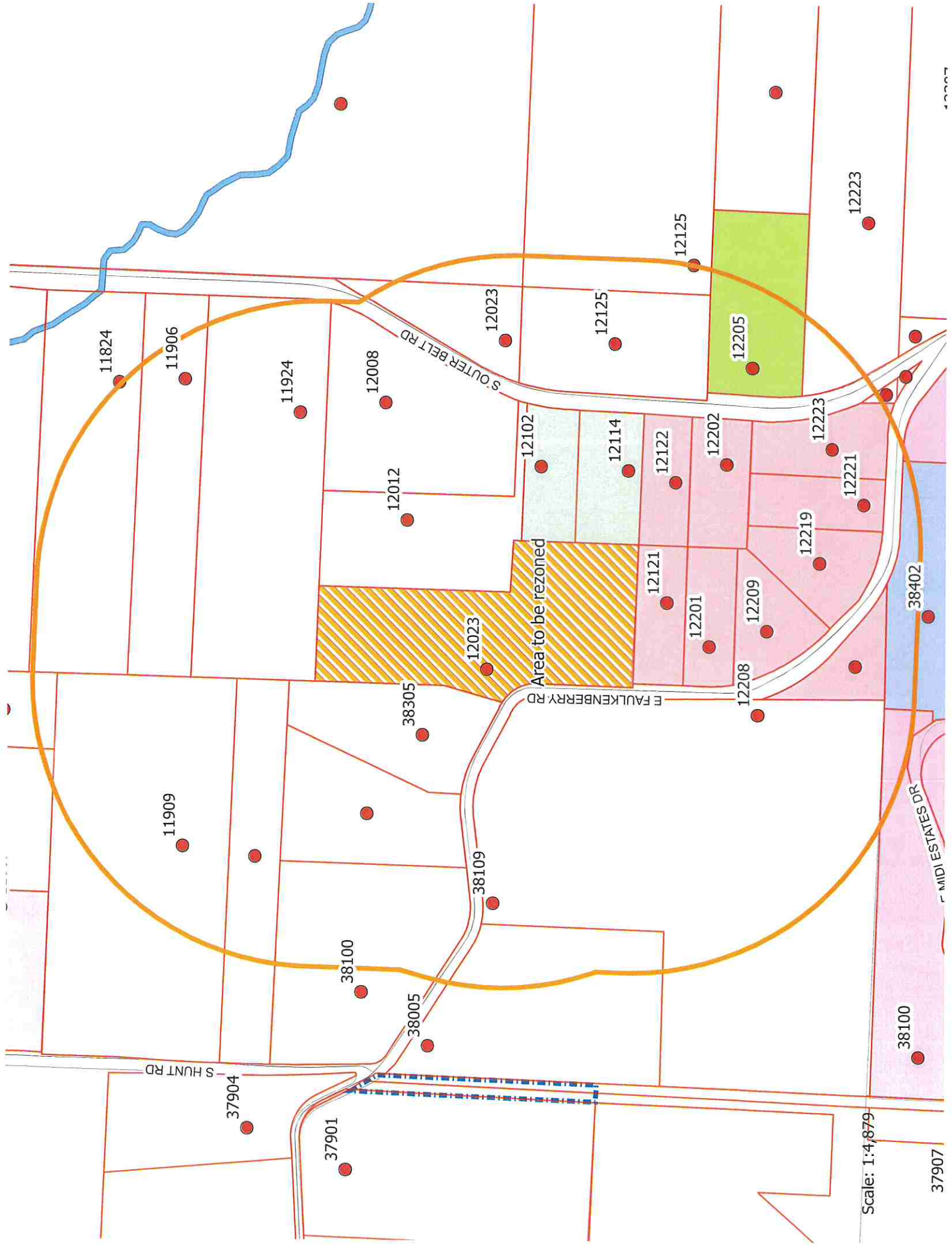
This request for rezoning is consistent with the intent and purpose of the County Plan.

Staff recommends APPROVAL of RZ-2024-677.

Respectfully submitted,

Jackson County Public Works  
Development Division  
Randy Diehl, Administrator





11824

11906

11924

11909

12008

12012

38305

38100

38005

12023

38109

37901

37904

12023

12125

12125

12102

12114

12122

12121

12201

12208

12202

12209

12219

12221

12223

12205

12223

38100

38402

37907

Scale: 1:4,879

S OUTER BELT RD

F FAULKENBERRY RD

S HUNT RD

S MIDL ESTATES DR

Area to be rezoned

RZ-2024-677

Property Owners Within 185 feet

parcel	owner	address	city	state	zip
57-500-04-08-01-0-00-000	LILY HILL HORSE BOARDING LLC	717 NW 15TH ST	BLUE SPRINGS	MO	64015
57-500-04-22-00-0-00-000	GUSTIN WILLIAM J & SHERRY K	12201 S FAULKENBERRY	LONE JACK	MO	64070
57-500-04-12-01-2-00-000	KELLY MARY R	38305 E FAULKENBERRY RD	LONE JACK	MO	64070
57-500-04-28-00-0-00-000	PLAIN PROPERTIES LLC	PO BOX 366	LEES SUMMIT	MO	64063
57-600-03-05-00-0-00-000	DEETS STEVEN D & BRENDA R	12223 S OUTER BELT R	LONE JACK	MO	64070
57-500-01-12-01-2-00-000	BLANK GARY WAYNE & SALLY LYNNE	38311 E ZUMWALT R	LONE JACK	MO	64070
57-500-04-18-00-0-00-000	MADISON BEN L	12012 S OUTER BELT R	LONE JACK	MO	64070
57-600-03-03-01-0-00-000	LILY HILL HORSE BOARDING LLC	717 NW 15TH ST	BLUE SPRINGS	MO	64015
57-500-01-07-00-0-00-000	CHAPMAN GREGORY W & SUSANNE M	11804 S OUTER BELT R	LONE JACK	MO	64070
57-500-01-06-00-0-00-000	JULIAN WAYNE A & CATHY L	11824 S OUTER BELT RD	LONE JACK	MO	64070
57-500-01-13-00-0-00-000	BORN JAMES JR & CATHERINE	11909 S HUNT RD	LONE JACK	MO	64070
57-600-03-07-00-0-00-000	DEETS STEVEN D & BRENDA R	12223 S OUTER BELT RD	LONE JACK	MO	64070
57-500-04-27-00-0-00-000	LOW JUSTIN & NICOLE	12209 S FAULKENBERRY RD	LONE JACK	MO	64070
57-500-04-20-00-0-00-000	ZIMMERMAN GARY L & ELENA D	12122 S OUTER BELT RD	LONE JACK	MO	64070
57-500-04-21-00-0-00-000	VIE TODD A & JODY A	12121 S FAULKENBERRY RD	LONE JACK	MO	64070
57-500-01-12-01-1-00-000	LUBKE CRAIG W JR	38301 E ZUMWALT RD	LONE JACK	MO	64070
57-500-04-06-00-0-00-000	GULICK GARY D & CHARLOTTE S	12008 S OUTER BELT R	LONE JACK	MO	64070
57-500-04-12-01-1-00-000	BORN JAMES JR & CATHERINE	11909 S HUNT RD	LONE JACK	MO	64070
57-500-04-01-02-0-00-000	HAGEN HAZEL D	11924 S OUTER BELT RD	LONE JACK	MO	64070
57-500-04-24-00-0-00-000	DEDRICK VEVA J & DEDRICK MARK S	12223 S FAULKENBERRY RD	LONE JACK	MO	64070
57-500-04-07-00-0-00-000	EADS RANDY S & DIANA E	PO BOX 8	ROTHVILLE	MO	64676
57-500-04-26-00-0-00-000	LONG KEVIN	12219 S FAULKENBERRY R	LONE JACK	MO	64070
57-500-04-14-01-0-00-000	MADISON BEN L	12012 S OUTER BELT R	LONE JACK	MO	64070
57-500-04-23-00-0-00-000	SORIA ANTONIO R	12202 S OUTER BELT RD	LONE JACK	MO	64070
57-500-04-12-02-0-00-000	KELLY MARY R	38305 E FAULKENBERRY RD	LONE JACK	MO	64070
57-500-04-10-00-0-00-000	LAMB JEANNETTE M	12208 S FAULKENBERRY R	LONE JACK	MO	64070
57-600-03-04-00-0-00-000	CAPRA JEREMY & LINDSAY	12205 S OUTER BELT RD	LONE JACK	MO	64070
57-500-04-01-01-0-00-000	HAGEN DARLA	11906 S OUTERBELT R	LONE JACK	MO	64070
57-500-04-19-00-0-00-000	DEFREECE JASON & MORGAN	12114 S OUTER BELT RD	LONE JACK	MO	64070
57-500-04-25-00-0-00-000	BOSWORTH ASHLEY B & BRANDON R	12221 S FAULKENBERRY RD	LONE JACK	MO	64070
57-500-04-15-00-0-00-000	STRICKLAND LINDA Y	12023 S FAULKENBERRY RD	LONE JACK	MO	64070



## 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

May 1, 2024

RE: Public Hearing: RZ-2024-677  
Linda Strickland

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 Linda Strickland for a change of zoning from District AG (Agricultural) on 10.73 ± acres to District RE (Residential Estates). The purpose is to create two residential lots at 12023 E. Faulkenberry 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 1000' of the subject property.

The public hearing on this matter will be held by the Plan Commission on Thursday, May 16, 2024, at 8:30 a.m. in the Brady Courtroom, 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,

Jackson County Public Works  
Development Division  
Randy Diehl, Administrator

*Frank White, Jr., 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:**

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1. **Data on Applicant(s) and Owner(s):**
  - a. Applicant(s) Name:     Linda Strickland      
Address:     12023 S. Faulkenberry Rd      
    Lone Jack MO 64070      
Phone:     816 365 7070
  - b. Owner(s) Name: \_\_\_\_\_  
Address:                                     same                                      
Phone: \_\_\_\_\_
  - c. Agent(s) Name:                                     n/a

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

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

d. Applicant's interest in Property: owner  
2. General location (Road Name) Faulkenberry Road

3. Present Zoning agricultural Requested Zoning residential <sup>ESSENTIALS</sup> ranchette

4. AREA (sq. ft. / acres) 10.73 gross acres / lot 2 is 2.98 net /

5. Legal Description of Property: (Write Below or Attached 9) attached - 3.23  
gross

6. Present Use of Property: agricultural

7. Proposed Use of Property: sell

8. Proposed Time Schedule for Development: n/a

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

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 n/a

b. Sewage disposal n/a

c. Electricity n/a

d. Fire and Police protection n/a

12. Describe existing road width and condition: 2 lane-paved

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13. What effect will proposed development have on existing road and traffic conditions? n/a

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14. Are any state, federal, or other public agencies approvals or permits required for the proposed development? n/a

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

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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) Linda Strickland 3-5-24

Applicant(s): Linda Strickland 3-5-24

Contract Purchaser(s): n/a

STATE OF Missouri  
COUNTY OF Jackson <sup>PSB</sup> Cass

On this 5<sup>th</sup> day of March, in the year of 2024, before me the undersigned notary public, personally appeared Linda Y Strickland

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 Rebecca S Bales Commission Expires 05/29/2026

