

Re: EXTERNAL Fwd: Rezoning of Salem East

From Megan L. Smith <Megan.Smith@jacksongov.org>

Date Fri 8/15/2025 12:35 PM

To Betty Phillips <wwhouse1@comcast.net>; Charlie Franklin <CFranklin@jacksongov.org>; DaRon McGee <DMcGee@jacksongov.org>; Donna Peyton <DPeyton@jacksongov.org>; Jalen Anderson <JAnderson@jacksongov.org>; Jeanie Lauer <JLauer@jacksongov.org>; Manuel Abarca IV <MAbarca@jacksongov.org>; Mary Jo Spino <MSpino@jacksongov.org>; Sean E. Smith <SESmith@jacksongov.org>; Venessa Huskey <VHuskey@jacksongov.org>

Good Afternoon Ms. Phillips,

Thank you for your email. The zoning application (RZ-2025-693) from Kansas LD LLC for the 117-acre project will be introduced at the Legislative meeting on August 18, 2025, at 3:00 PM as Ordinance #6009.

This application was submitted along with others for a public hearing, but due to an administrative error, the legislation was not created at that time.

Since residents have already been notified, we will still hold the public hearing and listen to any comments about this project. On the posted agenda, it states:

“Land Use Committee will hold a Public Hearing on Ordinances 5998, 5999, 6000, and an additional zoning request for future legislative action (See Meeting Details).” Under Meeting Details (link attached) I have also attached all the documents for this application so residents and committee members can review them before the meeting.

<https://jacksonco.legistar.com/MeetingDetail.aspx?ID=1330754&GUID=4672B5E6-1FC2-48F3-926B-078794FC934B&Options=info%7C&Search=>

Thank you,

Megan L. Smith

Jackson County Legislature

3rd District At-Large

Phone: 816.881.4423

Mobile: 816.200.1310

Email: Megan.Smith@JacksonGov.org

415 E. 12th St

2nd floor

Kansas City, MO 64106

Eastern Jackson County Courthouse

201 W. Lexington, Suite 201

Independence, MO 64050

From: Betty Phillips <wwhouse1@comcast.net>

Sent: Thursday, August 14, 2025 6:53:35 PM

To: Charlie Franklin <CFranklin@jacksongov.org>; DaRon McGee <DMcGee@jacksongov.org>; Donna Peyton <DPeyton@jacksongov.org>; Jalen Anderson <JAnderson@jacksongov.org>; Jeanie Lauer <JLauer@jacksongov.org>; Manuel Abarca IV <MAbarca@jacksongov.org>; Mary Jo Spino <MSpino@jacksongov.org>; Megan L. Smith <Megan.Smith@jacksongov.org>; Sean E. Smith <SESmith@jacksongov.org>; Venessa Huskey <VHuskey@jacksongov.org>; Megan L. Smith <Megan.Smith@jacksongov.org>

Subject: EXTERNAL Fwd: Rezoning of Salem East

You don't often get email from wwhouse1@comcast.net. [Learn why this is important](#)

WARNING: This email originated outside of Jackson County.

DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

Dear Committee,

I have discovered that the issue regarding the rezoning of Salem East in eastern Jackson County has been removed from the agenda on August 18, 2025. Is there any way any of you might be able to verify the authenticity of this information. It is a serious situation that the members of our subdivision are deeply concerned about due to the issues in my previous message to you.

I am in hopes that one of you will respond with some information so that we know what we should do going forward.

Thank you for your time.

Betty Phillips

Begin forwarded message:

From: DAVID PHILLIPS <wwhouse1@comcast.net>

Subject: Rezoning of Salem East

Date: August 8, 2025 at 7:31:44 PM CDT

To: cfranklin@jacksongov.org, dmcgee@jacksongov.org, dpeyton@jacksongov.org, janderson@jacksongov.org, jlauer@jacksongov.org, mabarca@jacksongov.org, mspino@jacksongov.org, megan.smith@jacksongov.org, sesmith@jacksongov.org, vhuskey@jacksongov.org, mmarshall@jacksongov.org

My husband and I have lived in Salem East since May 1977. Our first house was on Salem Drive, near the intersection of Lazy Branch. We moved from that house

to a house on a cul-de-sac on Ponca Drive in 1987 because of our concerns regarding the traffic on Salem Drive and the vehicles that drove by our house at excessive speeds. The speed limit on Salem Drive is 25 miles per hour. We had three small children at the time and they could not play in the front yard or ride bicycles in the street because of the danger. Even today, many years later, we know the speed limit on Salem Drive is exceeded by many vehicles that have caused accidents and children have been hit. Our current home is three houses from the corner of Ponca Drive and Salem Drive. It is easy to be aware of that issue from where we live.

Our concern about the addition of 208 new homes is the increased traffic on Salem Drive. Presumably, each house will have one or two cars plus deliveries from UPS, FedEx, Amazon, USPS, etc. and visitors coming and going. The traffic study that was presented to the Jackson County Planning Commission on May 15, 2025 showed that an average of ten vehicles would come and go from each residence daily. That would add many more vehicles to the traffic on Salem Drive each day.

There are no speed bumps or other means of slowing speeding vehicles on Salem Drive. The outcome of the addition of that much traffic could be tragic. In addition, there are often cars parked on each side of the road diminishing the width of the road creating another hazard; essentially it becomes a one lane road in those areas. One is on a curve where it is impossible to see oncoming traffic.

Also, in the Planning Commission meeting in May, representatives from Kansas LD, LLC stated that their plan for the property included an exit onto Union School Road. The thinking of the owners is that exit would be the primary access into and out of the addition. However, that access would be located on a very dangerous two lane rural road. The road has many hills with peaks that do not allow the view of oncoming traffic. The road has no shoulders and is very narrow causing a great risk of head-on collisions with no space provided to avoid an accident. A resident who lives on Union School Road spoke during the meeting. He said he had to put a caution light on the top of his car to warn drivers that he is exiting his driveway, hoping he will be safe getting onto the road. Over the years, the road has been known as a perfect site for hill jumping, increasing the danger of an already dangerous road.

The rough terrain also contributes to flooding during heavy storms. Link attached

JACKSON COUNTY PLAN COMMISSION	
SUMMARY OF PUBLIC HEARING	
Date:	May 15, 2025
Place:	Historic Truman Courthouse Large Conference Room, 2 nd Floor 112 W. Lexington, Independence, MO
Attendance:	Larry Arley - Chairman William Farner Dennis Ryankirk Justin Horn Jack Crawford Robert Smead
Staff:	Randy Dehl Amy Randal Amanda Lungenheim
Call to Order/Roll Call	Chairman Arley called to order the meeting of the Plan Commission at 8:30 am and asked the roll call be taken. Monroe called in advance that he would not be attending.
Approval of Record	Mr. Arley made a motion to approve the record of March 20, 2025. Mr. Lake approved. MR. Horn seconded.
Public Hearings	Chairman Arley swore in all persons who would like to give testimony at the public hearings.

05-15-2025-summary-complete
PDF Document · 410 KB

Although the plan of Kansas LD, LLC is to provide access to the property via Union School Road, the traffic study that was done focused entirely on Salem Drive. During the presentation of data obtained by this study, there was no mention of the additional housing area that is currently under construction near the intersection of 24 Highway and Salem Drive. McBee Acres will consist of 39 duplex buildings, containing a total of 78 dwelling units. Using the data from the traffic study, that would increase the use of Salem Drive by many more vehicles per day. In the March 2025 meeting, it was stated the the construction would continue for three to five years which would increase the traffic on Salem Drive exponentially.

The ease of residents who live on the property to access Salem Drive would make it the preferred route to access 24 Highway where there are many businesses. The

current length of Salem Drive is 0.8 miles and it is a relatively straight shot to an area where shopping is readily available. If the alternative exit to Union School Road is used, it is 2.1 miles from Union School Road, to Courtney Atherton Road, to Whitney Road, to 18th Street, to Salem Drive, to 24 Highway. An alternative route might be to access 291 Highway via Courtney Atherton Road. This road is also a rural road with winding curves and no shoulders. This is a 1.7 mile trip and leads to no businesses. One would have to travel back to 24 Highway in Independence or to Liberty to access any conveniences.

There is also an issue of snow removal in all of Salem East but particularly on Salem Drive. When there is a big storm, the salting trucks and snow plows are often slow in getting to our area because of their focus on busier highways. This could be an issue for those who are traveling on any of the roads that are seen as exits for this project. It would be terribly dangerous on the rural roads and often people are stuck on the huge hills on Salem Drive.

The Lewis-Gregg Cemetery is on the property. It is an historical cemetery where Nathaniel Lewis was buried in 1826. He is the first Revolutionary War soldier who was buried in Jackson County, Missouri. He was a Private in the Continental Line of North Carolina Troops. His headstone was placed by his great, great granddaughter in 1936. Entities that must be notified of a project in the

vicinity of an historical cemetery are the Jackson County planning and Zoning Department and the Missouri State Historic Preservation Office. An archaeological survey may also be in order to identify unmarked graves. The current owners of the property is the Civil War Roundtable of Western Missouri. The representatives from there are aware of the issues related to the cemetery and spoke out about it at the March 25, 2025 Jackson County Planning Committee meeting.

An issue that was not addressed in the May meeting was the ability of the Fort Osage School District to absorb the number of children who would need to attend. Blue Hills Elementary and Elm Grove Elementary are the closest in proximity to the property. The area also is served by Fire Prairie Upper Elementary, Osage Trail Middle School and Fort Osage High School.

There is also a concern about the Jackson County Sheriff's Office and Fort Osage Fire Protection District's ability to cover additional issues in the area. This was also not addressed in the May meeting. I have forwarded a copy of the agenda for that meeting to Darryl Forte, the Jackson County Sheriff for his review.

Finally, there is a concern about water run off in the area. Lazy Branch Creek was rerouted prior to an addition to Salem East in the 1980s. Since then, there have been ongoing problems with water run off from the area of the property, downhill to the creek and to

homes on Lazy Branch and Colony Lane. The run off has not been corrected by the Independence Water Department or Jackson County Public Works.

Homeowners on Lazy Branch and Colony Lane have complained about massive erosion of their property because of this. Recently there has been land that was cleared of large trees behind the cul-de-sac in the 2200 block of North Ponca Drive that will further contribute to the water erosion issues on Lazy Branch and Colony Lane. There was no mention of water run off at the May meeting. However there were many residents who addressed this issue during the March meeting.

I appreciate your attention to these concerns because they are shared by others living in Salem East. We are looking forward to the meeting on August 18, 2025 and hoping there will be an adequate resolution.

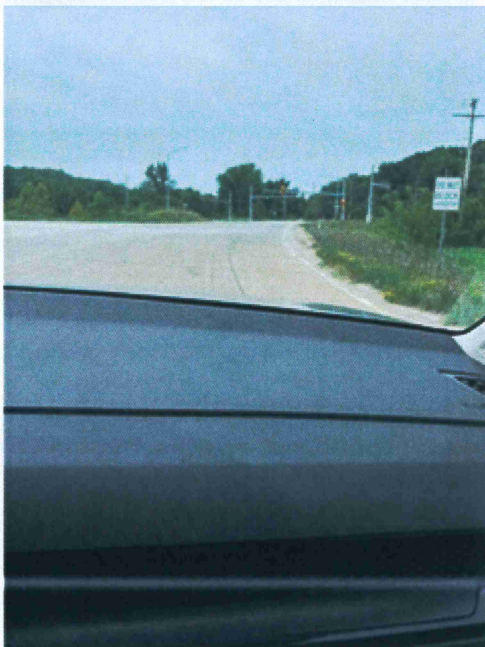
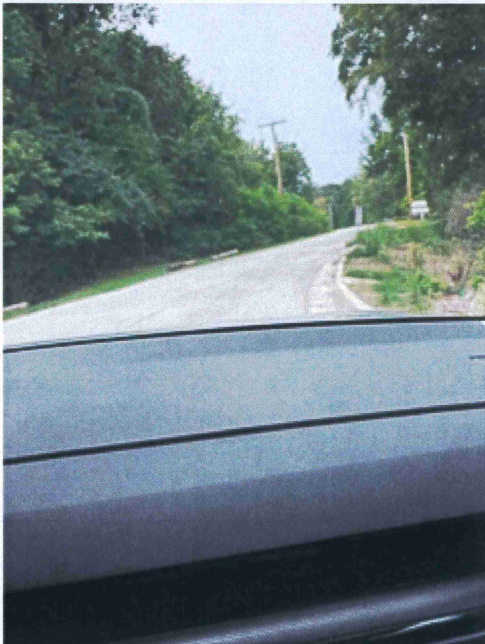
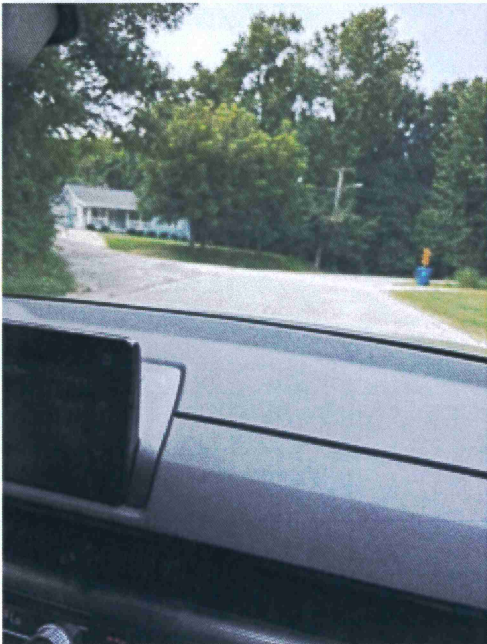
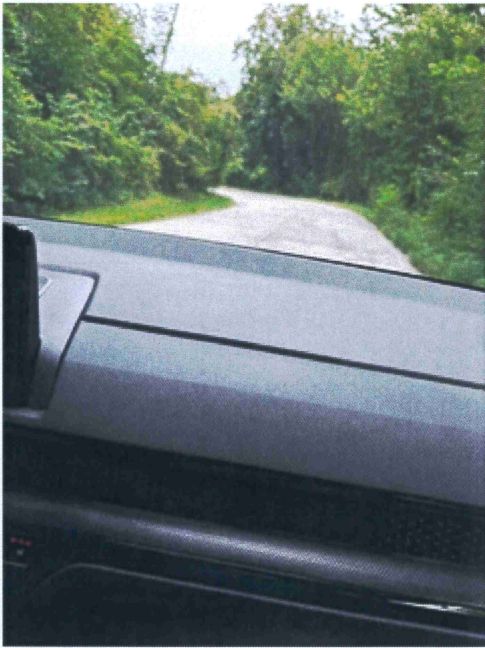
Sincerely,

Betty Phillips
2205 North Ponca Drive
Independence, Missouri 64058
[816-520-5673](tel:816-520-5673)

Union School Road from Yocum Road



Courtney Road to 291 Highway



Salem Drive to 24 Highway



Lewis Gregg Cemetery - Nathaniel Lewis Grave

