

RZ-2025-706

ATTACHMENT 1: PROPERTY DESCRIPTION

Description:

All of Tract 3 and Tract 4 of Certificate of Survey recorded as Document 2019E0006331, being part of the Southwest Quarter of Section 27, Township 47, Range 30, Jackson County, Missouri, more particularly described as follows: Commencing at the Southwest corner of said Section 27; thence South 89 degrees 49 minutes 15 seconds East, along the South line of said Section, a distance of 696.12 feet, to the Point of Beginning, being also the Southwest corner of said Tract 3; thence North 02 degrees 12 minutes 31 seconds East, along the West line of said Tract 3, a distance of 1379.47 feet, to the Northwest corner thereof; thence South 89 degrees 44 minutes 44 Seconds east, along the North line of said Tract 3 and Tract 4, a distance of 633.99 feet, to the Northeast corner of said Tract 4; thence South 02 degrees 07 minutes 23 seconds West, along the East line of said Tract 4, a distance of 1378.57 feet, to the Southeast corner of said Tract 4, being also the Southwest corner of the Southeast Quarter of the Southwest Quarter of said Section 27; thence North 89 degrees 49 minutes 15 seconds West, along the South line of said Section, a distance of 636.08 feet, to the Point of Beginning.

RZ-2025-706

ATTACHMENT 2: ZONING SUPPORT DOCUMENTATION

Attachments

Plan Commission Public Hearing Summary of November 20, 2025

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

Plan Commission – November 20, 2025

Randy Diehl gave the staff report:

RE: RZ-2025-706

Ryan Morerod, on Stringtown Road, it's 20 acres. It's a change of zoning for District AG Agriculture to District RR, Residential Ranchette. Purpose is to create two single-family lots. Zoning in the area is agricultural and residential, land use single family residences on similar sized lots or larger. To the west is Whippoorwill Place and Hedgecock Acres, both with five acre lots within District RR. To the east is Crawford Creek, three acre minimum lots. This development is inside the city of Lake Lotawana. The proposed lots meet the requirements for frontage and minimum lot width. District RR requires a 250-foot width at the road and at least a 250-foot width for a dwelling. The subdivision plat is under review by staff. The driveway locations were determined previously for the 10 and 20-acre tracks back in 2019. Lot 1 will share access through lot 2 via an ingress-egress easement from Stringtown Road. This is in the Rural Development Tier, and this is consistent with the intent and purpose of the county plan.

Staff recommends approval of RZ 2025 706.

Mr. Antey: Okay, my first question is, if it's in Lake Lotawana, what's it doing here?

Mr. Diehl: Crawford Creek, which is I'm referring to, is in Lake Lotawana. These are five acres, which is Residential Ranchette. I was just bringing up that Crawford Creek has a three-acre minimum inside the city.

Mr. Antey: Any other questions for Randy?

Mr. Crawford: Can you point out this piece when you were talking about?

Mr. Diehl: When they divided these originally back in 2019, we went out and established this point, this point, and this point for driveways. So, this lot and this lot will share this driveway. So, they have frontage, they have frontage, but physical will be through here. This lot already has access up through here. It's got the width for the zoning district for building on.

Mr. Crawford: Do they need to know where they're planning on?

Mr. Diehl: We'll address where the dwellings are to be located as a review of the building permit.

Mr. Antey: Okay. Any other questions for Randy? If the applicant would please come forward and state your name and address.

Ryan Morerod, 31102 E. Stringtown Road.

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

Mr. Morerod: No.

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

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 that is posed to or has questions concerning this application?

Seeing none, it's been moved that we go under advisement. Do I have a second? Second. It's been seconded. All those in favor of going under advisement? Aye. All those opposed? We are under advisement. Any questions, comments?

Mr. Antey: I would entertain a motion that we go under advisement.

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

Mr. Antey: I would entertain a motion.

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

Motion Carried 7 – 0

STAFF REPORT

PLAN COMMISSION November 20, 2025

RE: RZ-2025-706

Applicant: Ryan Morerod

Location: 31102 E. Stringtown Road

Area: 20.00 ± acres

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

Purpose: The purpose is to create two single-family lots.

Current Land Use and Zoning in the Area:

The zoning in the area is Agricultural and Residential.

The land use is single family residences on similar size or larger tracts.

To the West is Whippoorwill Place and Hedgecock Acres both with 5-acre lots and within District RR. To the East is Crawford Creek with 3 acres minimum lots. This development is within Lake Lotawana.

The two proposed lots meet the requirements for frontage and minimum lot width. District RR requires 250-foot width at the road and at least 250 feet of width for dwelling.

The subdivision plat is under review by staff. Driveway locations were determined previously for the 10- & 20-acre tracts in 2019. Lot 1 will share access through Lot 2 via an ingress/egress easement from Stringtown Road.

County Plan:

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

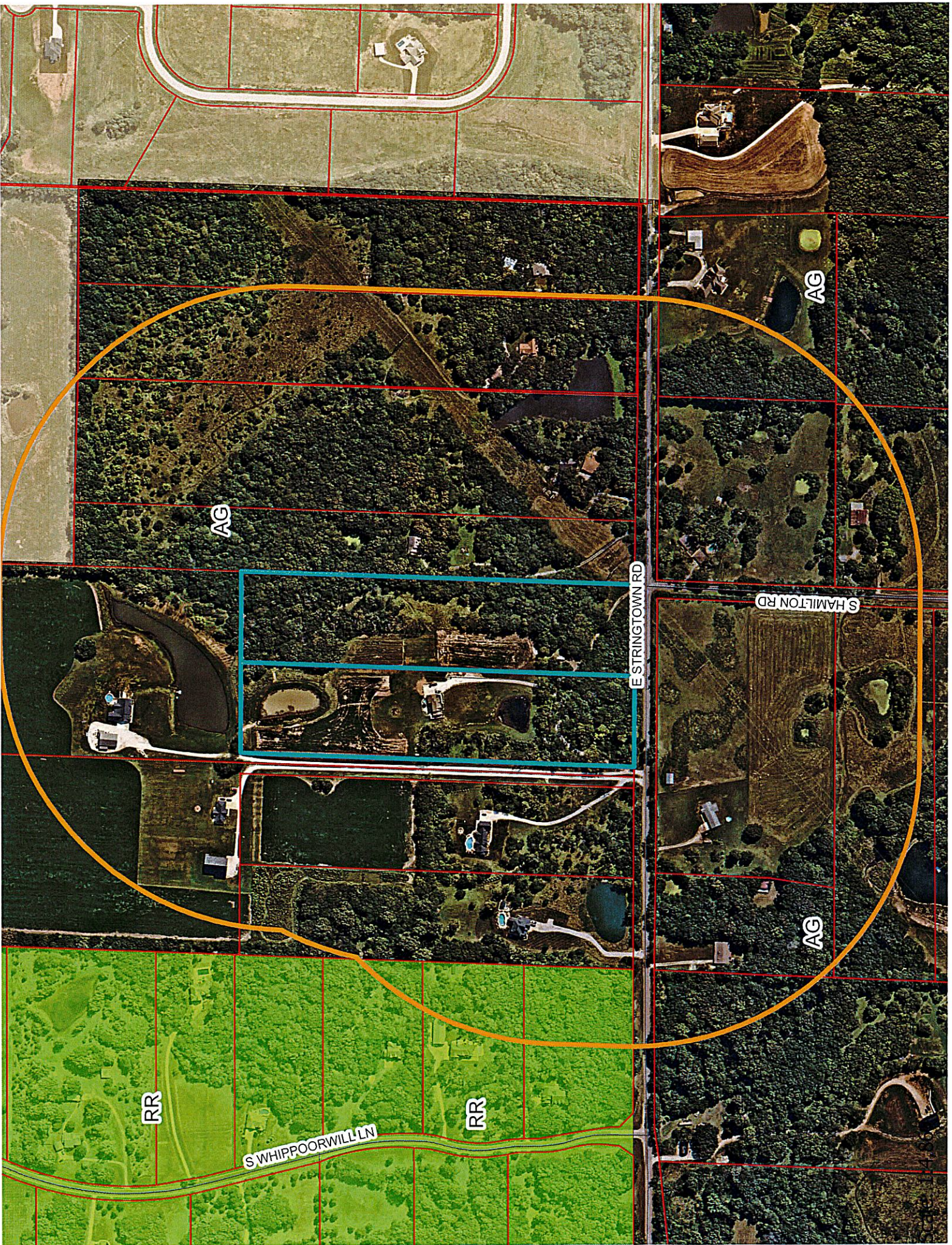
Recommendation:

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

Staff recommends APPROVAL of RZ-2025-706.

Respectfully submitted,

Jackson County Public Works
Development Division
Randy Diehl, Administrator



RZ-2025-706

Property Owners Within 1000 feet

parcel	owner	address	city	state	zip
73-900-02-03-01-1-00-000	WILLIAMS TROY N AND BENSON TRACY L	14818 S HAMILTON RD	GREENWOOD	MO	64034
73-900-02-08-00-0-00-000	LYSAGHT JAMES P & KERI A	30905 E STRINGTOWN RD	GREENWOOD	MO	64034
73-400-02-04-00-0-00-000	PINNELL JOHN WILLIAM & SHEILA ANNE-TRS	31109 E OUTERBELT RD	LEES SUMMIT	MO	64086
73-900-02-01-00-0-00-000	SMITH LUCAS	31505 E STRINGTOWN RD	GREENWOOD	MO	64034
73-400-03-05-00-0-00-000	KEITH STANLEY J & DEANNA S	30900 STRINGTOWN RD	GREENWOOD	MO	64034
73-400-03-04-00-0-00-000	MATHES TIMMY D & SARA J	30906 E STRINGTOWN RD	GREENWOOD	MO	64034
73-400-03-03-02-0-00-000	ARMSTONG DENNIS R & PATRICIA S	31202 E STRINGTOWN RD	GREENWOOD	MO	64034
73-400-03-03-03-0-00-000	MCBEE JARED A	31308 E STRINGTOWN RD	GREENWOOD	MO	64034
73-900-02-02-00-0-00-000	THELLMAN DANIELLE & KEVIN	14703 HAMILTON RD	GREENWOOD	MO	64034
73-400-03-11-00-0-00-000	CRANE ZACHARY STEPHEN & CASSY OPAL	31408 E STRINGTOWN RD	GREENWOOD	MO	64034
73-400-03-10-00-0-00-000	TEGHTMEYER DONALD & LAURA E	31500 STRINGTOWN RD	GREENWOOD	MO	64034
73-900-02-11-00-0-00-000	WILLIAMS RICK J & CARLA E	14801 S HAMILTON RD	GREENWOOD	MO	64034
73-900-02-12-00-0-00-000	SMITH LUCAS	31505 E STRINGTOWN RD	GREENWOOD	MO	64034
73-400-03-07-00-0-00-000	BRETT D WOLFF TRUST DATED 03/10/2021	30808 E STRINGTOWN RD	GREENWOOD	MO	64034
73-900-02-09-00-0-00-000	KING BENJAMIN A	30801 E STRINGTOWN RD	GREENWOOD	MO	64034
73-400-03-06-00-0-00-000	DAUGHERTY MEGAN J & JASON S	521 WILDS PKWY	GREENWOOD	MO	64034
72-700-01-11-00-0-00-000	FOX CHRISTIAN JENNINGS & AUTUMN RENEA	30601 E STRINGTOWN RD	GREENWOOD	MO	64034
72-600-04-16-00-0-00-000	BAXTER JAMES C & RENEE L	14615 S WHIPPOORWILL LN	GREENWOOD	MO	64034
72-600-04-20-00-0-00-000	ORTH LEVENTE JOSEPH & MARY JANE-TR	14511 WHIPPOORWILL LN	GREENWOOD	MO	64034
72-600-04-17-00-0-00-000	KRISTIN & ROBERT STRAWN LIVING TRUST	14607 S WHIPPOORWILL LN	GREENWOOD	MO	64034
73-400-03-09-00-0-00-000	MOREROD RYAN & SARAH	31102 E STRINGTOWN RD	GREENWOOD	MO	64034
73-400-03-08-00-0-00-000					



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

November 5, 2025

RE: Public Hearing: RZ-2025-706
Ryan Morerod

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 Ryan Morerod on a change of zoning from District AG (Agricultural) on 20.00 ± acres to District RR (Residential Ranchette). The purpose is to create two single-family lots at 31102 & 21106 E. Stringtown 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, November 20, 2025, 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 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**

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 _____

BEGIN APPLICATION HERE:

1. Data on Applicant(s) and Owner(s):

a. Applicant(s) Name: Ryan Morerod

Address: 31102 E. Stringtown Rd.

Greenwood, MO, 64034

Phone: 816-812-4271

b. Owner(s) Name: Ryan Morerod

Address: 31102/31106 E. Stringtown Rd. Greenwood, MO

Phone: 816-812-4271

c. Agent(s) Name: N/A

rmorerod@gmail.com

Address: _____

Phone: _____

- d. Applicant's interest in Property: Rezone to (2) 5 Acres lots and sell
2. General location (Road Name) NW Corner of Stringtown and Hamilton Rd.
3. Present Zoning Agricultural Requested Zoning Residential
4. AREA (sq. ft. / acres) 20 total Acres 10 Ag, 5 res. 5 res.
5. Legal Description of Property: (Write Below or Attached 9)
SEC-27 TWP-47 RNG-30 -- PTSW 1/4 DAF: BEG SW COR SD 1/4 TH S 89 DEG 49 MIN 15 SEC
1014.32' TO TRU POB TH N 02 DEG 12 MIN 21 SEC E 1379.05' TH S 89 DEG 44 MIN 44 SEC E
315.76' TH S 02 DEG 07 MIN 23 SEC W 1378.57' TH N 89 DEG 44 MIN 15 SEC W 317.84' TO TRU POB
6. Present Use of Property: vacant land
7. Proposed Use of Property: Home site
8. Proposed Time Schedule for Development: 6-9 months
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? N/A
11. Describe the source/method which provides the following services, and what effect the development will have on same:
- a. Water Public Water Supply District #15
- b. Sewage disposal Septic
- c. Electricity Energy (already present)
- d. Fire and Police protection Lone Jack / Pleasant Hill
12. Describe existing road width and condition: New Pavement, 30'

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): N/A

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)

[Signature]

10/14/2025

Applicant(s):

[Signature]

10/14/2025

Contract Purchaser(s):

STATE OF

MO

COUNTY OF

Jackson

On this 14th day of October, in the year of 2025, before me the undersigned notary public, personally appeared Ryan Morehead

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

[Signature]

Commission Expires

Nov 14, 2028

TODD SIEBERT
Notary Public-Notary Seal
STATE OF MISSOURI
Commissioned for Jackson County
My Commission Expires: Nov. 14, 2028
ID. #24162765

