

Request for Legislative Action

Ord. #5616
Date: April 11, 2022

Completed by County Counselor's Office			
Action Requested:	Ordinance	Res.Ord No.:	5616
Sponsor(s):		Legislature Meeting Date:	4/11/2022

Introduction
Action Items: ['Authorize']
Project/Title:
Bruce Olson - RZ-2022-624

Request Summary
<p>Requesting a change of zoning from District AG (Agricultural) on 5.00 ± acres to District RR (Residential Ranchette). The purpose is to create a single-family residential lot at SW Burris 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 March 17, 2022, and accepted testimony pertaining to the rezoning request. The Plan Commission voted 7 to 0 to recommend APPROVAL to the County Legislature.</p>

Contact Information			
Department:	Public Works	Submitted Date:	3/25/2022
Name:	Randy D. Diehl	Email:	RDiehl@jacksongov.org
Title:	Development Division Administrator	Phone:	816-804-6410

Budget Information	
Amount authorized by this legislation this fiscal year:	\$ 0
Amount previously authorized this fiscal year:	\$ 0
Total amount authorized after this legislative action:	\$
Is it transferring fund?	No
Single Source Funding:	
Fund:	Department:
Line Item Account:	Amount:
	!Unexpected End of Formula

Request for Legislative Action

Prior Legislation	
Prior Ordinances	
Ordinance:	Ordinance date:
Prior Resolution	
Resolution:	Resolution date:

Purchasing	
Does this RLA include the purchase or lease of supplies, materials, equipment or services?	No
Chapter 10 Justification:	
Core 4 Tax Clearance Completed:	
Certificate of Foreign Corporation Received:	
Have all required attachments been included in this RLA?	

Compliance	
Certificate of Compliance	
Not Applicable	
Minority, Women and Veteran Owned Business Program	
Goals Not Applicable for following reason: Not spending money	
MBE:	.00%
WBE:	.00%
VBE:	.00%
Prevailing Wage	
Not Applicable	

Fiscal Information	
<ul style="list-style-type: none"> This legislative action does not impact the County financially and does not require Finance/Budget approval. 	

Request for Legislative Action

History

Randy D. Diehl at 3/25/2022 1:56:01 PM - [Submitted |]Department Director: Brian Gaddie at 3/28/2022 9:56:51 AM - [Approved |]Finance (Purchasing): Barbara J. Casamento at 3/28/2022 11:11:19 AM - [Not applicable |]Compliance: Katie M. Bartle at 3/28/2022 11:49:35 AM - [Approved |]Finance (Budget): Mark Lang at 3/29/2022 10:57:14 AM - [Not applicable |]Executive: Sylvania Stevenson at 3/29/2022 12:30:02 PM - [Approved |]
Legal: Elizabeth Freeland at 4/1/2022 12:23:36 PM - [Approved |]
Legal: Elizabeth Freeland at 4/1/2022 12:23:36 PM - [Approved |]

RZ-2022-624

ATTACHMENT 1: PROPERTY DESCRIPTION

Description:

The West 5 acres of the North 20 acres of the Southwest Quarter of the Northeast Quarter of Section 02, Township 48, Range 31, in Jackson County, Missouri, except that part in roads.

RZ-2022-624

ATTACHMENT 2: ZONING SUPPORT DOCUMENTATION

Attachments

Plan Commission Public Hearing Summary from March 17, 2022

Staff Report

Zoning map of surrounding area

Names/Addresses of Surrounding Property Owners

Copy of letter to said property owners

Application

Aerial of location

Preliminary Plat

Randy Diehl gave the staff report:

RE: RZ-2022-624

Applicant: Bruce Olson

Location: SW Burris Road

Area: 5.00 ± acres

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

Purpose: To create a single-family residential lot.

Current Land Use and Zoning in the Area:

The parent property is a 20-acre tract zoned agricultural. This area sits in a pocketed area surrounded by the City of Blue Springs. Zoning is County Agricultural and Light Industrial. Land Use is a mix of businesses and single-family homes.

The applicant is wanting to divide off a 5.00 acre from the property. The remaining 15 acres contains a residence.

Along with the rezoning, the property will need to be platted into a 1 lot subdivision.

County Plan:

The County Plan Development Diagram illustrates this area within the Urban Development Tier (UDT).

Recommendation:

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

Staff recommends APPROVAL of RZ-2022-624.

Respectfully submitted,

Jackson County Public Works
Development Division
Randy Diehl, Administrator

Mr. Antey: Are there any questions for Randy?

There were none.

Mr. Antey: Is the applicant here?

Bruce Olson: 3282 SW Burriss Road.

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

Mr. Olson: I've owned this property for about 5 years. Another resident of Blue Springs came to me and wanted to know if I would sell a portion of this land.

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?

There were none

Motion to take under advisement.

Mr. Lake moved to take under advisement. Mr. Hilliard seconded.

Discussion under advisement

Mr. Lake moved to approve. Mr. Farrar seconded.

Mr. Akins	Approve
Mr. Crawford	Approve
Mr. Hilliard	Approve
Ms. Ryerkerk	Approve
Mr. Farrar	Approve
Mr. Lake	Approve
Chairman Antey	Approve

Motion Carried 7 – 0

STAFF REPORT

PLAN COMMISSION

March 17, 2022

RE: RZ-2022-624

Applicant: Bruce Olson

Location: SW Burris Road

Area: 5.00 ± acres

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

Purpose: To create a single family residential lot.

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 17, 2022
 RZ-2022-624

Property Owners Within 185 feet

Parcel	owner	address	city	state	zip
42-200-02-75-00-0-00-000	GIBSON LINDA C	1215 SW BURRIS RD	BLUE SPRINGS	MO	64015
42-200-02-07-00-0-00-000	GIBSON LINDA C	1215 SW BURRIS RD	BLUE SPRINGS	MO	64015
42-210-03-12-00-0-00-000	MURRAY DESTIN	3300 SW 40 HWY	BLUE SPRINGS	MO	64015
42-200-22-29-00-0-00-000	PINKETT KELLIE F & SHAWN C	1160 SW KIMSTIN CT	BLUE SPRINGS	MO	64015
42-200-22-30-00-0-00-000	NICHOLAS LARRY D & CHERYL A	1150 SW KIMSTIN CRT	BLUE SPRINGS	MO	64015
42-200-02-11-00-0-00-000	MINEAR WAYNE E & B LINDSEY	1720 NW SAUNDERS RD	BLUE SPRINGS	MO	64015
42-210-03-14-00-0-00-000	WYBAR VIRGIL W & SHIRLEY M	2200 NW 4TH ST	BLUE SPRINGS	MO	64015
42-210-03-15-00-0-00-000	BUTLER DAVID P	713 NE LAKE POINTE DR	LEES SUMMIT	MO	64064
42-200-02-12-00-0-00-000	WILLIAM JOSEPH GERY-TR	11208 W 51ST TER	SHAWNEE	KS	66203
42-210-03-16-03-0-00-000	HODGES ROSARIA	2825 INDEPENDENCE AVE	KANSAS CITY	MO	64124
42-200-04-16-00-0-00-000	UNITED STATES OF AMERICA				
42-210-03-17-00-0-00-000	OLSON BRUCE L	13451 BRIAR DR STE 200	LEAWOOD	KS	66209



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

March 2, 2022

RE: Public Hearing: RZ-2022-624
Bruce Olson

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 Bruce Olson for a change of zoning from District AG (Agricultural) on 5.00 ± acres to District RR (Residential Ranchette). The 5.00 ± acres are in the Southwest Quarter of the Northeast Quarter of Section 2, Township 48, Range 31, on Burris 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 185' of the subject property.

The public hearing on this matter will be held by the Plan Commission on Thursday, March 17, 2022, 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,

A handwritten signature in blue ink, appearing to read "Randy Diehl", is written over a horizontal line.

Jackson County Public Works
Development Division
Randy Diehl, Administrator

**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- 2022-624
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: BRUCE L OGDON
Current Mailing Address: 3285 BURRIS RD BLUESPRINGS MO 64015
Phone: _____ email: _____
- b. Legal Owner of Property: _____
Current Mailing Address: _____
Phone: _____ email: _____
- REP**
b. Legal Owner of Property: HUFFMAN LAND SURVEYOR, MICHAEL HUFFMAN
Current Mailing Address: PO BOX 6661, DAYMORE MO 64083
Phone: 816-289-5360 email: _____

2. General location (Road Name) 3285 BURRIS ROAD

3. Present Zoning AG7 Requested Zoning _____
4. AREA (sq. ft. / acres) 5.00 ACRES
5. Legal Description of Property: (Write Below or provide copy of deed and survey)

6. Present Use of Property: RESIDENCE
7. Proposed Use of Property: SPUT OFF 5 AC FOR RESIDENCE
8. Proposed Time Schedule for Development: _____

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

NO
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 CITY
 - b. Sewage disposal: Onsite Waste Water Public Sewer
 - c. Electricity ENERGY
 - d. Fire and Police protection CJC / JACKSON COUNTY
12. Describe existing road width and condition:

EXISTING ASPHALT ROAD
13. What effect will proposed development have on existing road and traffic conditions? 1 NEW HOME

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):

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) Bruce Olson 1-31-2022

Applicant(s): Michael Huffman 1/31/2022

Contract Purchaser(s): _____

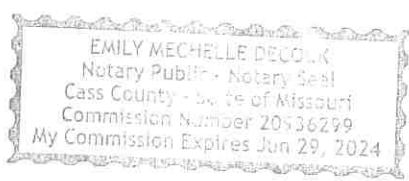
STATE OF Missouri
COUNTY OF Cass

On this 31 day of January, in the year of 2022, before me the undersigned notary public, personally appeared Michael Huffman
and Bruce Olson

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.

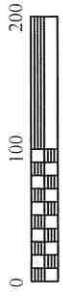
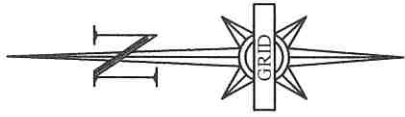
Notary Public Emily Mechelle Decolk Commission Expires June 29, 2024





SW BURRIS RD

SW KIMSTIN CT



SCALE: 1" = 100'

HUFFMAN LAND SURVEYORS, LLC

PO Box 661
Raymore, MO 64083
Office: (816) 322-4544
Email: huffsurveyor@gmail.com
Corporation License 2019002651

NE QUARTER OF SECTION 2
TOWNSHIP 48, RANGE 31

ONAWA ACRES

