

Request for Legislative Action

Ord. #5757

Date: June 15, 2023

Completed by County Counselor's Office

Action Requested:	Ordinance	Res.Ord No.:	5757
Sponsor(s):		Legislature Meeting Date:	6/15/2023

Introduction

Action Items: ['Authorize']

Project/Title:

CU-2023-241 – Blue Ridge Mobile Home Park

Request Summary

Requesting the renewal of a Conditional Use Permit for a period of 20 years to continue operating a mobile home park on 12.08 ± acres in District B (Two Family Dwelling) at 1900 Blue Ridge Boulevard.

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 June 1, 2023, and accepted testimony pertaining to the rezoning request. There was no opposition to the request.

The Plan Commission voted 5 to 0 to recommend APPROVAL to the County Legislature.

Contact Information

Department:	Public Works	Submitted Date:	6/6/2023
Name:	Randy D. Diehl	Email:	RDiehl@jacksongov.org
Title:	Development Administrator	Phone:	816-881-4577

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
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Request for Legislative Action

History

Submitted by Public Works requestor: Randy D. Diehl on 6/6/2023. Comments:

Approved by Department Approver Kristina J. Miller on 6/7/2023 1:27:27 PM. Comments:

Not applicable by Purchasing Office Approver Barbara J. Casamento on 6/7/2023 1:59:48 PM. Comments:

Approved by Compliance Office Approver Ikeela Alford on 6/7/2023 2:22:37 PM. Comments:

Approved by Budget Office Approver David B. Moyer on 6/7/2023 2:29:50 PM. Comments:

Approved by Executive Office Approver Sylvia Stevenson on 6/7/2023 4:06:30 PM. Comments:

Approved by Counselor's Office Approver Jamesia Manning on 6/14/2023 10:40:10 AM. Comments:

CU-2023-241

ATTACHMENT 1: PROPERTY DESCRIPTION

Description:

Beginning at the Southeast corner of Lot 18, THE CROWN, a subdivision of land in the East Half of the Northeast Quarter of Section 7, Township 49, Range 32, said point being on the West right-of-way line of Stark Ave, 25 feet from the center line thereof and 660 feet ± South of the North line of said Quarter Section; thence along said West right of way line parallel to and 25 feet West of the East line of said Quarter Section, South 01 degree 43 minutes 19 seconds West, 575.55 feet; thence continuing along the West right-of-way line of Stark Ave, South 01 degree 43 minutes 19 seconds West, 397.31 feet; thence South 55 degrees 36 minutes West, 95.67 feet; thence North 02 degrees 06 minutes East, 448.48 feet; thence South 87 degrees 41 minutes 10 seconds West, 64.22 feet; thence South 43 degrees 04 minutes 11 seconds West, 746.41 feet; thence South 01 degree 41 minutes 21 seconds West, 35 feet; thence along the Easterly line of tract recently acquired by the Jackson County Redevelopment Authority, North 73 degrees 58 minutes 39 seconds West, 88 feet; thence North 37 degrees 53 minutes 39 seconds West, 82 feet; thence North 19 degrees 17 minutes 30 seconds East, 252. feet; thence North 42 degrees 51 minutes 38 seconds East, 235 feet; thence North 03 degrees 39 minutes 37 seconds East, 436.42 feet; thence North 87 degrees 27 minutes 44 seconds West, 134.17 feet; thence North 01 degree 41 minutes 21 seconds East, 253.68 feet to a point 23.74 feet West of the Southeast corner of Lot 91, THE CROWN; thence South 87 degrees 07 minutes 34 seconds East, 174.74 ft. to the Southwest corner of Lot 55; thence Northerly 70 feet to the Northwest corner of Lot 56; thence South 87 degrees 07 minutes 34 seconds East, 222 feet to the Northeast corner of Lot 53; thence Southerly 70 feet to the Southeast corner of Lot 54; thence South 87 degrees 07 minutes 34 seconds East, 151 feet to the Southeast corner of Lot 19; thence Northerly 70 feet to the Northeast corner of Lot 17; thence South 87 degrees 07 minutes 34 seconds East, 111 feet to the Northeast corner of Lot 17; thence Southerly along the West line of Stark Avenue, 70 feet to the point of beginning, containing 12.08 acres. All in Jackson County, Missouri.

CU-2023-241

ATTACHMENT 2: ZONING SUPPORT DOCUMENTATION

Attachments

Plan Commission Public Hearing Summary from June 1, 2023

Staff Report

Zoning map of surrounding area

Names/Addresses of Surrounding Property Owners

Copy of letter to said property owners

Application

Site Plan

Aerial of Property

Pictures of events

CU-2023-241

ATTACHMENT 3: LIST OF CONDITIONS

Condition Use Permit for a period of 25 (twenty-five) years with the following Conditions:

1. The area designated as Lot 1 through 15 continues to be maintained and used for park area and open space.
2. No more than 58 mobile homes are allowed within this mobile home park.

Randy Diehl gave the staff report:

RE: CU-2023-241

Applicant: Blue Ridge Mobile Home Park

Location: 1800 Blue Ridge Blvd

Area: 12.00 ± acres

Request: Renewal of a Conditional Use Permit for a period of 20 years to operate a mobile home park.

Zoning Classification: District B (Two Family Dwelling)

Comments:

This is the second renewal of this permit since the adoption of the Unified Development Code in 1995. The park has been located on the subject property since 1965 and operated as a Special Use Permit under the 1960 Zoning Order. Those permits contained conditions pertaining to designated park area, signage and limiting the number of mobile homes to 58. Those conditions were carried over to the Conditional Use Permit.

Current Land Use and Zoning in Area:

Zoning is Residential District B (Two Family Dwelling). To the East is Highland Park Cemetery and the older section of the mobile home park. This part of the park is legal non-conforming (grandfathered) under previous zoning regulations. Blue Summit Industrial Park is to the West, within District LI (Light Industrial) and to the South is also District LI.

County Plan:

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

Recommendation:

Staff recommends APPROVAL of CU-2023-241 for a period of Twenty (20) years subject to the following conditions:

- 1) The area designated as Lot 1 through 15 continues to be maintained and used for park area and open space.
- 2) No more than 58 mobile homes are allowed within this mobile home park.

Respectfully submitted,

Jackson County Public Works
Development Division
Randy Diehl, Administrator

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

Mr. Tarpley: How big is the property?

Mr. Diehl: 12 acres.

Mr. Crawford: This is the second application.

Mr. Diehl: The second since the Unified Development Code was adopted. Previously under the 1960 Zoning Order it was under a Special Use Permit. The park has been there since 1965.

Mr. Antey: *Is the applicant here?*

Candy McConn: I'm with Shapiro Real Estate Group.

Mr. Tarpley: How long have you owned the property?

Ms. McConn: About 4 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?*

There were none.

Motion to take under advisement.

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

Discussion under advisement

Mr. Crawford moved to approve. Mr. Johnson seconded.

Mr. Tarpley	Approve
Mr. Crawford	Approve
Ms. Ryerkerk	Approve
Mr. Johnson	Approve
Chairman Antey	Approve

Motion Carried 5 – 0

STAFF REPORT

PLAN COMMISSION

May 18, 2023

RE: CU-2023-241

Applicant: Blue Ridge Mobile Home Park

Location: 1800 Blue Ridge Blvd

Area: 12.00 ± acres

Request: Renewal of a Conditional Use Permit for a period of 20 years to operate a mobile home park.

Zoning Classification: District B (Two Family Dwelling)

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County Plan:

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

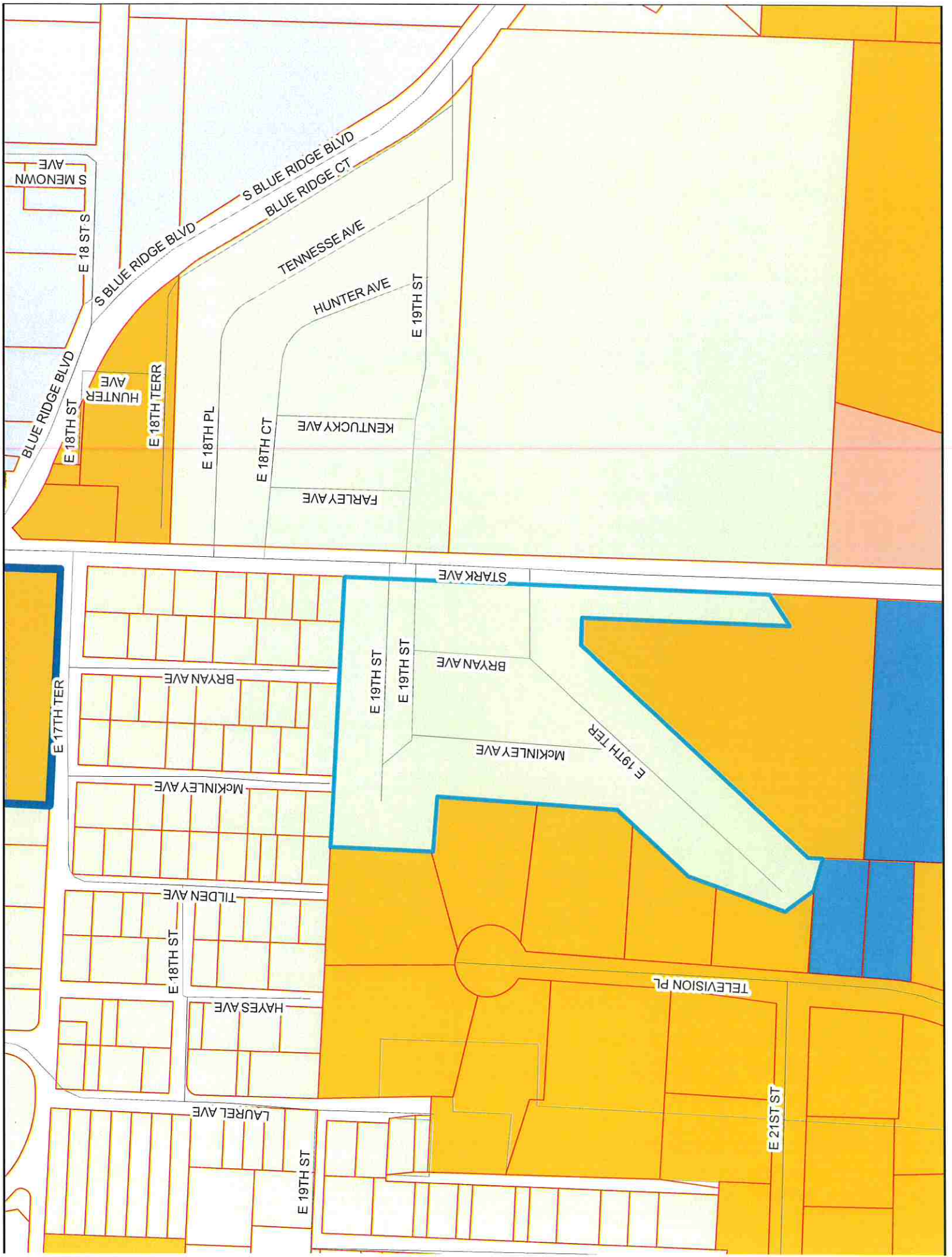
Recommendation:

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- 1) The area designated as Lot 1 through 15 continue to be maintained and used for park area and open space.
- 2) No more than 58 mobile homes are allowed within this mobile home park.

Respectfully submitted,

Jackson County Public Works
Development Division
Randy Diehl, Administrator



Plan Commission May 18, 2023
CU-2023-241

Property Owners Within 185 feet

Parcel	owner	address	city	state	zip
27-410-20-39-02-0-00-000	A-TEAM AUTOMATION, LLC	2111 TELEVISION PL	KANSAS CITY	MO	64126
27-410-20-38-00-0-00-000	STEEDE KIM & SUSAN & AARON	2031 TELEVISION PL	KANSAS CITY	MO	64127
27-410-10-09-00-0-00-000	NEWPORT EVERETT W	1707 BRYAN AVE	KANSAS CITY	MO	64128
27-410-01-07-00-0-00-000	MILNES WILLIAM PAUL EUGENE	1727 BRYAN ST	KANSAS CITY	MO	64129
27-410-01-11-00-0-00-000	SPARKS HOFMAISTER SHERRY DIANE	1724 STARK, KANSAS CITY	KANSAS CITY	MO	64129
27-410-20-35-00-0-00-000	LINSENBARDT PATRICK G & KATHY R	816 TARA ESTATES CT	CHESTERFIELD	MO	63005-3640
27-410-01-08-00-0-00-000	REED JOHN W	1811 BRYAN ST	KANSAS CITY	MO	64129
27-410-02-10-00-0-00-000	THOMAS S K	10404 E 34TH ST S	INDEPENDENCE	MO	64052
27-520-05-15-00-0-00-000	WATKINS MARION O	2121 STARK	KANSAS CITY	MO	64129
27-410-20-34-00-0-00-000	TRIPLE J DEVELOPMENT LLC	1911 TELEVISION PL	KANSAS CITY	MO	64129
27-410-01-10-00-0-00-000	WISE STACY & JACKIE	1726 STARK AVE	KANSAS CITY	MO	64129
27-410-03-12-00-0-00-000	LAND TRUST OF JACKSON COUNTY MO	4035 CENTRAL ST	KANSAS CITY	MO	64111-2207
27-410-03-13-00-0-00-000	FUNK CHAD LELAND	1131 NORTHRIDGE DR	YUBA CITY	CA	95991
27-410-02-11-00-0-00-000	NICHOLS ROBERT A & NICHOLS MARGARET E	1810 BRYAN ST	KANSAS CITY	MO	64129
27-410-02-12-00-0-00-000	BAUTISTA ERIKA R & MARCO T	1806 BRYAN ST	KANSAS CITY	MO	64129
27-410-02-08-01-0-00-000	TRETT MICHAEL L & JENNIFER	1809 MCKINLEY AVE	KANSAS CITY	MO	64129
27-410-03-09-00-0-00-000	LAND TRUST OF JACKSON COUNTY MO	4035 CENTRAL ST	KANSAS CITY	MO	64111-2207
27-410-20-39-01-0-00-000	A-TEAM AUTOMATION, LLC	2111 TELEVISION PL	KANSAS CITY	MO	64129
27-410-02-08-02-0-00-000	RINCON FRANCISCO	529 SPRUCE AVE	KANSAS CITY	MO	64124
27-410-03-11-00-0-00-000	DUNNIHOO RANDY LEE	PO BOX 443	SAVANNAH	MO	64485
27-410-20-15-00-0-00-000	PUBLIC TELEVISION 19 INC	125 E 31ST	KANSAS CITY	MO	64108
27-410-03-08-00-0-00-000	GOODMAN FLOYD	3309 S EMERY ST	INDEPENDENCE	MO	64055
27-410-20-25-02-1-00-000	GRAVES SPENCER REVOCABLE TRUST	4550 WARWICK BLVD 508	KANSAS CITY	MO	64111
27-410-20-37-00-0-00-000	ELGELINA PROPERTIES LLC	108 GREEN PARK INDUSTRIAL CT	ST LOUIS	MO	63123
27-410-10-05-00-0-00-000	HOOD JOHN	1820 TILDEN	KANSAS CITY	MO	64126
27-410-03-10-00-0-00-000	LAND TRUST OF JACKSON COUNTY MO	4035 CENTRAL ST	KANSAS CITY	MO	64111-2207
27-410-20-36-00-0-00-000	MES HOLDINGS LLC	PO BOX 552	JACKSON	MO	63755
27-410-03-14-00-0-00-000	REINVENT KC HOLDING COMPANY LLC	713 N LINDENWOOD DR	OLATHE	KS	66062
27-520-05-11-00-0-00-000	LAND TRUST OF JACKSON COUNTY MO	4035 CENTRAL ST	KANSAS CITY	MO	64111-2207

27-410-20-19-02-1-00-000	BLUE RIDGE MOBILE HOME PARK LLC	1914 TERRACINA DR #130	SACRAMENTO	CA	95834
27-410-02-09-00-0-00-000					
27-520-05-12-00-0-00-000					
27-410-01-09-00-0-00-000					



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

May 3, 2023

RE: Public Hearing: CU-2023-241
Blue Ridge Mobile Home Park, LLC

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 Blue Ridge Mobile Home Park, LLC for the renewal of a Conditional Use Permit for a period of 20 years to continue operating a mobile home park on 12.08 ± acres in District B (Two Family Dwelling) at 1900 Blue Ridge Boulevard.

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, May 18, 2023 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
CONDITIONAL USE PERMIT APPLICATION

APPLICANT INFORMATION:

1. Application must be filed with the Jackson County Development Division, 303 W. Walnut, Independence, MO 64050 by the deadline on the Plan Commission Calendar.
 2. Application must be typed or printed in a legible manner.
 3. A scaled map of the property, correlating with the legal description, and clearly showing the property's location must accompany application. Refer to Section 24003.22, pertaining to Site Plan Review within the Unified Development Code.
 4. 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.
 5. The filing fee \$350.00 (non-refundable) must accompany application.
(Check payable to: Manager of Finance)
-

TO BE COMPLETED BY OFFICE PERSONNEL ONLY:

Conditional Use Permit Number CU- 2023-241

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: Blue Ridge Mobile Home Park
Address: 1800 Blue Ridge Blvd
Kansas City MO 64126
Phone: 816-254-2326
 - b. Owner(s) Name: Blue Ridge Mobile Home Park LLC
Address: 1910 Terracina Dr. Sacramento CA 95834
Phone: _____
 - c. Agent(s) Name: Austin Shapiro

Address: 31550 Northwestern Hwy #220
Farmington Hills MI 48334
Phone: (248) 865-0066

d. Applicant's interest in Property: Property Manager

2. A CONDITIONAL USE PERMIT IS HEREBY REQUESTED for the following described use: Mobile Home Park for

a period of 20 years; property described as follows: a tract of land 12.08 square feet/acres

in size located at Stark Ave just south of Blue Ridge Road.
Block

Present Zoning District _____

3. Legal Description of Property: (Write Below or Attached)

West side of Stark Ave approx. 3/8 mile south of
Truman Road being part of NE 1/4 of Section 7,
Twp. 49N, Range 32W

4. Present Use of Property: Mobile Home Park

5. Proposed Use of Property: Continue Use As Existing Mobile Home Park

6. Estimated Time Schedule for Development: N/A

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

N/A

8. 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? _____

9. Describe the source/method which provides the following services, and what effect the development will have on same:

- a. Water City of Independence Utilities
b. Sewage disposal City of Independence Utilities
c. Electricity ~~Kansas City Power~~ Energy
d. Heating Spire
e. Fire and Police protection Inter City Fire Dept; Jackson County Sheriffs

10. Describe existing road width and condition: Asphalt 25' to 30' wide
condition: good

11. What effect will proposed development have on existing road and traffic conditions? None

12. 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)

[Signature]

3-28-23

Applicant(s):

[Signature]

3-10-23

Contract Purchaser(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

*See attached
Car. ~~Instrument~~
Acknowledged*

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)

County of Sacramento)

On 3-28-23 before me, Summer Haggard Thibault
Date Here Insert Name and Title of the Officer

Personally appeared Elias Weiner
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Signature [Signature]
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document Cond. Use Permit App Document Date _____

Number of Pages _____ Signer(s) Other Than Named Above _____

Capacity(ies) Claimed by Signer(s)

Signer's Name Elias Weiner

- ☐ Corporate Officer—Title(s) _____
☐ Partner ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator
☐ Other _____

Signer Is Representing Seller

Signer's Name _____

- ☐ Corporate Officer—Title(s) _____
☐ Partner ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator
☐ Other _____

Signer Is Representing _____





