

## Request for Legislative Action

<b>Completed by County Counselor's Office</b>			
Action Requested:	Ordinance	Res.Ord No.:	5564
Sponsor(s):		Legislature Meeting Date:	11/12/2021

<b>Introduction</b>
<b>Action Items:</b> ['Authorize']
<b>Project/Title:</b>
Blue Springs Safety Storage South, LLC - RZ-2021-599

<b>Request Summary</b>
<p>Requesting a change of zoning from District AG (Agricultural) on 319.28 ± acres to District RE (Residential Estates). The purpose is to create a residential development consisting of approximately 84 single family residential lots in Sections 15, 21 &amp; 22, Township 47, Range 30, and requesting approval of the preliminary plat "Heritage Farm" for the creation of a 84 lot residential lot subdivision.</p> <p>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.</p> <p>The Jackson County Plan Commission held a public hearing on October 21, 2021 and accepted testimony pertaining to the rezoning request.</p> <p>The Plan Commission voted 7 to 0 to recommend <u>APPROVAL</u> for the rezoning, and 7 to 0 to recommend the <u>APPROVAL</u> of the preliminary plat to the County Legislature.</p>

<b>Contact Information</b>			
<b>Department:</b>	Public Works	<b>Submitted Date:</b>	11/1/2021
<b>Name:</b>	Randy D. Diehl	<b>Email:</b>	RDiehl@jacksongov.org
<b>Title:</b>	Development Administrator	<b>Phone:</b>	816-881-4577

<b>Budget Information</b>			
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
<b>Single Source Funding:</b>			
Fund:	Department:	Line Item Account:	Amount:
			<b>!Unexpected End of Formula</b>

## Request for Legislative Action

<b>Prior Legislation</b>	
<b>Prior Ordinances</b>	
Ordinance:	Ordinance date:
<b>Prior Resolution</b>	
Resolution:	Resolution date:

<b>Purchasing</b>	
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?	

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

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

## Request for Legislative Action

### History

Randy D. Diehl at 11/1/2021 11:30:42 AM - [Submitted | ]  
Department Director: Brian Gaddie at 11/1/2021 3:14:22 PM - [ Approved | ]  
Finance (Purchasing): Barbara J. Casamento at 11/2/2021 9:25:15 AM - [ Not applicable | ]  
Compliance: Katie M. Bartle at 11/2/2021 9:52:20 AM - [ Approved | eRLA 297 ]  
Finance (Budget): Mark Lang at 11/2/2021 10:05:25 AM - [ Not applicable | ]  
Executive: Troy Schulte at 11/2/2021 12:39:16 PM - [ Approved | ]  
Legal: Elizabeth Freeland at 11/8/2021 3:00:13 PM - [ Approved | ]

**RZ-2021-599**

**ATTACHMENT 1: PROPERTY DESCRIPTION**

**Description:**

All of the East Half of the Northeast Quarter of section 21, and all of the West Half of the Northwest Quarter of Section 22, in Township 47, Range 30, in Jackson County, Missouri, except part in roads.

All of the Southeast Quarter of Section 21, Township 47, Range 30, in Jackson County Missouri, Except that part platted as Le Coteau, a subdivision in Jackson County, Missouri, and further Except that part that follows: Beginning at the intersection of the East line of said South Half of the Southeast Quarter with the center line of the concrete slab of State Route 150; thence North along the East line of said South Half of the southeast Quarter, 640.6 feet; thence West and parallel to the concrete slab of said Route 150, 340.0 feet; thence South and parallel to the East line of said South Half of the Southeast Quarter, 640.6 feet; thence East along the center line of said Route 150, 340.0 feet to the point of beginning, except part in roads, and Except that part of follows: Beginning at the Southeast corner of Lot 8, Le Coteau, a subdivision in Jackson County, Missouri; thence North 02 degrees, 08 minutes, 09 seconds East, 604.00 to the Northeast corner of Lot 7, said subdivision; thence along the Easterly extension of the North line of said Lot 7, North 89 degrees, 42 minutes, 28 seconds East, 30.03 feet; thence South 02 degrees, 08 minutes, 09 seconds West, 30 feet Easterly and parallel to the East line of said Lots 7 & 8, 604.10 feet to the North line of Outer Belt Road (State Route 150), as now established; thence along the North line of said Outer Belt Road, South 89 degrees, 54 minutes, 07 seconds West, 30.02 feet to the point of beginning.

All that part of the West Half of the Southwest Quarter of Section 16, Township 47, Range 30, Jackson County, Missouri, lying south of the US Highway 50, as said highway is now located, except part platted as Lot 1 and 2, Moody Estates, a subdivision in Jackson County, Missouri; and except that part described as follows: Beginning at the Southeast corner of Lot 2, Moody Estates, a subdivision in Jackson County, Missouri; thence North 02 degrees, 05 minutes, 25 seconds East, along the East line of said lot 2, to the Northeasterly corner of said Lot 2; thence South 01 degrees, 43 minutes, 49 seconds East, 585.30 feet; thence South 08 degrees, 55 minutes, 59 seconds West, 327.33 feet to the point of beginning.

Lots 9, 10, 11 & 12, Le Coteau, a subdivision in Jackson County, Missouri.

**RZ-2021-599**

**ATTACHMENT 2: ZONING SUPPORT DUCUMENTATION**

Attachments

Plan Commission Public Hearing Summary from October 21, 2021

Staff Report

Location Map

Zoning map of surrounding area

Names/Addresses of Surrounding Property Owners

Copy of letter to said property owners

Application

Aerial of location

Copy of Preliminary Plat

**Randy Diehl gave the staff report:**

**RE: RZ-2021-599**

**Applicant:** Blue Springs Safety Storage South LLC

**Location:** Sections 15, 21 & 22, Township 47, Range 30

**Area:** 319.28 ± acres

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

**Purpose:** Create 84 single family residential lots

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

Zoning is predominately Agricultural. To the Northwest is Country Summit Estates and The Hideaway. Both developments are within District RR (Residential Estates).

To the West is Le Coteau, a 12 lot development. This was platted in 1976. Prior to the adaption of the Unified Development Code in 1995, land could be platted in lots without the benefit of being rezoned. Four of these lots are undeveloped and are owned by the applicant. The new plat be re-platted within the new development.

Woodland Ranch, a 44 lot development within the City of Lone Jack, is directly to the East. Lots are 3 to 10 acres in size.

Lone Summit Estates within Lake Lotawana is a five lot subdivision. These lots are 5 and 6 acres in size. There is also a 39 lot development being planned to the East on 150 Highway. Lot sizes range from 3 to 16 acres.

**County Plan:**

The County Plan Development Diagram illustrates this area within the Suburban Development Tier (SDT).

The Residential Estates is appropriate for the Suburban Development Tier.

## **SUBDIVISION REPORT**

**RE: Heritage Farms**

**APPLICANT/DEVELOPER: Blue Springs Safety Storage South LLC**

A revised preliminary plat was received on September 30, 2021.

Lot sizes are 3.00 acres to about 4.00 acres in size. Each lot has met the minimum lot width requirement of 180 feet. For lots on cul-de-sacs where the lot width is less than the minimum, the front yard setback will increase to a minimum of 180 feet.

*Public Water Supply District No. 15:* The water district has provided a letter stating they are willing and able to provide water to the proposed development.

*Lone Jack Fire Protection District:* Letter provided by the district regarding fire hydrant and turning radius requirements.

*Missouri Department of Transportation:* A traffic study was submitted to MoDOT, which they have concurred to the recommendations.

Access will be onto State Route 150 and 135<sup>th</sup> Street. 135<sup>th</sup> Street will be extended east from the Le Coteau subdivision.

MoDOT will not allow direct access onto 50 Highway.

The applicant owns a 60 foot strip of ground that serves as a private driveway onto 50 Highway. This is for the benefit for the three existing homes lying west of lots 47 & 48. MoDOT will not allow this to be used as a public street and should only be used as the private ingress/egress easement.

MoDOT has stated any connection to 50 Highway would occur at a point adjacent to the junction of 50 with Buckner Tarsney Road.

Mr. Antey: Where is the access again?

Mr. Diehl: South access will be from State Route 150. From the West, 135<sup>th</sup> Street will be extended into the development. There will be a stubbed-out street in the North portion of the development that will be able to connect to any future development and provide State approved access onto 50 Highway across from where Buckner Tarsney Road currently terminates at 50.

*Department of Natural Resources:* A letter from MDNR was provided giving approval for use of individual onsite wastewater treatment systems for the individual lots. Engineered septic plans are required to be submitted at the time building permits applications are taken for residences.

*Floodplain:* There are a couple of tributaries of Crawford Creek that pass through the area. The lower branch is within a designated floodplain area as defined by FEMA. The upper has a smaller portion of floodplain along it.

*Stormwater & Erosion:* Both tributaries are considered regulated creeks and therefore are subject to Chapter 241 of the Jackson County Code. These creeks are to be buffered by a No Build Zone that is measured at 150 feet each side of the thread of the creek.

Lot 23 is also totally affected by the No Build Zone which renders it unbuildable.

Mr. Tarpley: Are there any other lots affected by the floodplain?

Mr. Diehl: Yes. There are a few that are impacted by that.

Mr. Crawford: So some of these may be reconfigured to?

Mr. Antey: Yes. This is just the preliminary plat, the final plat will then need to be submitted to us prior to it being recorded.

Mr. Diehl: That is correct.

*Environmental:* Soil conditions ratings may determine that a few lots should be served with a polishing pond. Each lot is sufficient in size to accommodate a pond system. Those lots with reduced buildable area (Lots 5, 68-70), due to the No Build Zone, may not be able to accommodate a home and adhere to the setbacks for pond systems.

The County recommends soil testing on those lots affected by the No Build Zone to determine which type of waste-water system would best serve those lots. Test results may warrant reconfiguring or consolidating lots to accommodate a polishing pond system.

The setbacks for pond system are: Pond should be a minimum of 100 feet from the homes it serves and 200 feet from any other residence. Ponds shall be a minimum of 75 feet from the top of the berm to the closest point of the nearest property line, and 75 feet from the apparent high bank of a creek or any other waterway.

**At the time building permits are submitted for residences, the permit review process will include reviewing any requirements pertaining to the floodplain.**

Mr. Crawford: Is there a maximum number of lots that can be served by just one exit?

Mr. Diehl: I'll defer that question to our Engineering Department.

Mr. Jenkins: In this case, MoDOT looked at that with their traffic study. I was never proved the exact number. Usually there is a threshold that would then require a turn lane to be put in. As noted there will be an connection through 135<sup>th</sup> Street and in the future, a connection onto 50 Highway.



Mr. Crawford: Are there houses along 135<sup>th</sup> Street?

Mr. Diehl: Yes, there are four houses. The street stops at the property line of the lots on the East side of the subdivision. The street in front of the other four lots was never constructed. These lots will be re-platted and reconfigured by the new development.

**Recommendation:**

Staff recommends APPROVAL of RZ-2021-599

And, Staff recommends APPROVAL of Preliminary subdivision plat Heritage Farms. Subject to compliance with comments noted in this report and the condition that it may require future additions, deletions, and or corrections through reviews by staff.

**Mr. Antey: *Are there any other questions for Staff?***

Mr. Crawford: 135<sup>th</sup> Street will be utilized, correct?

Mr. Jenkins: Yes.

Mr. Antey: In my subdivision we have 130 homes and only one entrance at this point. I'll will have more in the future. Any two at the start is sufficient.

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

Brian Rahn: 1000 high Point Drive, Lee's Summit. I represent Blue Springs Safety Storage.

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

Mr. Rahn: No. We have been working on this for some time. Working through the questions and concerns as they have been raised.

Mr. Antey: Do you plan on conduction and perc tests and mentioned?

Mr. Rahn: We have been looking at those and our engineering representative can answer those questions.

Mr. Hilliard: You realize that some of these lots may not be buildable?

Mr. Antey: There may be less lots do to reconfiguring.

Tobi Williams: I'm with Powell CWM. We've been working on this since January. We've been through 3 or 4 revisions of this with staff due to the access onto 50 Highway and the stream setback concerns. Are original connection onto 50 was through the 60 foot strip and MoDOT would not allow it.

We have gotten to the point we feel the lots should have sufficient room to develop. We can adjust those on the final plat to the most stringent regulations. The lots are three acres plus. That gives us a little more room to adjust lot lines.

Mr. Tarpley: What is the square footage of the houses?

Mr. Williams: These will be Estate size lots and home sizes would be 2,000 square feet and up. Those regulations (deed restrictions) have not been set in stone as this point.

Ms. Ryerkerk: (audio hard to make out) Question regarding Lot 23 and the floodplain.

Mr. Williams: The lot is not in the floodplain.

Mr. Diehl: The floodplain for the northern branch is a distance from the lot. (Illustrating on map)

Mr. Williams: Even though this is not in the floodplain, it is a regulated creek as identified by the State. The southern branch is within the floodplain.

Mr. Tarpley: Where do these creeks go? What do they flow into?

Mr. Diehl: They are tributaries of Crawford Creek, which flow to the south.

Mr. Crawford: These will be like Windsor Estates?

Mr. Williams: Yes

**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?***

Dennis Easterla, 30209 E. Hideaway Lane. I'm the President of the HOA for The Hideaway subdivision. I guess my primary question is understanding that there will be no access onto 50 Highway. You have 84 homes, and my assumption is that a significant portion of all that traffic will be accessing 50 Highway at Alley-Jackson or in front of Lone Summit Ranch. And to be perfectly honest, Gammon Road is garbage. My question is what is going to be done with that road? I would assume traffic will exit from 135<sup>th</sup> and not onto 150 Highway. That's a lot of traffic going up and down that road.

Mr. Tarpley: What's the speed limit on Gammon?

Mr. Easterla: I believe 35 MPH. Who actually owns that? Who is responsible for the maintenance?

Mr. Diehl: The area shaded in green is the corporate boundary for the City of Lake Lotawana. From a point North of 135<sup>th</sup> Street running South across 150 Highway, the City has the full right of way.

Mr. Tarpley: They do the maintenance?

Mr. Easterla: They do the bare minimum.

Mr. Antey: To the East of Gammon

Mr. Crawford: So, the maintenance is split 50-50 between the County and the City?

Mr. Diehl: If there is a maintenance agreement with the city, who does what would be spelled out in that document.

Mr. Jenkins: That is something that would be handled by our Road and Bridge Maintenance Division. We would need to see if there is an agreement with the City. We can look into that and see.

Mr. Antey: Anyone else that would like to speak?

Mark Simmons: 30407 E. Hideaway Lane. Could I get a little more clarity on the drawing? I'm a little confused on the route Gammon Road runs.

Mr. Diehl indicated on map the road layout for Gammon Road and 135<sup>th</sup> Street.

Mr. Simmons: The West egress is 135<sup>th</sup> Street. And for the record, I'm neither for nor against this development. The red lines are the future lots? What is the purple color represent?

Mr. Diehl: The red indicates the proposed lots. The purple is the area within the corporate boundaries of the City of Lone Jack.

Mr. Simmons: I walk along Gammon Road quite a lot. I'm concerned about traffic. When 7 Highway was having some improvements, a lot of traffic cut through this area. Is there a cost on the homes?

Mr. Antey: The applicant has already answered that these will be Estate type lots.

Mr. Simmons: What type of green space will this have?

Mr. Antey: These will be three plus acre lots. There won't be any common area since the lots are that size.

Mr. Diehl: The Hideaway is unique. The zoning is Residential Ranchette – Planned. The planned zoning allowed a trade-off in lot sizes under the 5-acre minimum with a portion of the land being deemed Common Area. This development is not required to have common area.

Motion to take under advisement.

Mr. Tarpley moved to take under advisement. Ms. Mershon seconded.

*Discussion under advisement*

Mr. Crawford: Who pays for the extension of 135<sup>th</sup> Street?

Mr. Diehl: The developer pays for the improvements for the development.

Mr. Crawford: I can't believe the people who live on this street aren't here. They are going to have an increase in traffic.

Mr. Diehl: The original plan from 1975 shows 135<sup>th</sup> extending to the East. The intent was for this street to continue into additional development at some point in time.

Mr. Crawford: I travel on Gammon occasionally. It'll have to be improved some time or another.

Jay Haden: We have formal contracts between cities and the County. It's usually not a 50-50 type agreement for maintenance. They deal in road segments, between point A and point B. It's either City or County performing some type of agreed maintenance. The status of this road, I'm not sure about. We'll have staff investigate that.

Note: The right of way of Gammon Road at the intersection of 135<sup>th</sup> Street is wholly inside the City of Lake Lotawana. At this time, there is no agreement between the City of Lake Lotawana and the County for road maintenance.

Mr. Crawford: What of the County or City making improvements to the road in the future. Acquiring right of way and all that is not cheap.

Mr. Haden: We are generally not in the increasing right of way business. We have plenty of right of way. The paved portion of a road may need to be widened.

Mr. Akins: Is Gammon Road only within the City?

Mr. Antey: No.

Mr. Diehl: From Old 50 Highway or Lone Jack-Lee's Summit Road the County portion runs south approximately a mile. The Lake Lotawana portion then continues across 150 Highway for about a mile. The remainder of the road to Springtown Road is County.

Mr. Tarpley: The storm water will empty out into the creeks:

Mr. Jenkins: The storm water in the northern portion will be handled by the two ponds on the East side of the development.

Mr. Tarpley: Who owns the ponds?

Mr. Diehl: The developer.

Mr. Jenkins: The South half will drain into the creeks.

Mr. Crawford moved to approve RZ-2021-599. Mr. Tarpley seconded.

Mr. Tarpley	Approve
Mr. Crawford	Approve
Ms. Ryerkerk	Approve
Mr. Akins	Approve
Mr. Hilliard	Approve
Ms. Mershon	Approve
Chairman Antey	Approve

Motion Carried 7 – 0

### **Preliminary Plat of Heritage Farms**

Mr. Crawford moved to approve RZ-2021-599. Mr. Tarpley seconded.

Mr. Tarpley	Approve
Mr. Crawford	Approve
Ms. Ryerkerk	Approve
Mr. Akins	Approve
Mr. Hilliard	Approve
Ms. Mershon	Approve
Chairman Antey	Approve

Motion Carried 7 – 0

## STAFF REPORT

### PLAN COMMISSION

October 21, 2021

RE: RZ-2021-599

**Applicant:** Blue Springs Safety Storage South LLC

**Location:** Sections 15, 21 & 22, Township 47, Range 30

**Area:** 319.28 ± acres

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

**Purpose:** Create 84 single family residential lots

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

Zoning is predominately Agricultural. To the Northwest is Country Summit Estates and The Hideaway. Both developments are within District RR (Residential Estates).

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#### County Plan:

The County Plan Development Diagram illustrates this area within the Suburban Development Tier (SDT).

The Residential Estates is appropriate for the Suburban Development Tier.

#### Recommendation:

Staff recommends APPROVAL of RZ-2021-599

Respectfully submitted,

Jackson County Public Works  
Development Division  
Randy Diehl, Administrator

## **SUBDIVISION REPORT**

By Randy Diehl

### **Planning Commission**

**October 21, 2021**

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*Environmental:* Soil conditions ratings may determine that a few lots should be served with a polishing pond. Each lot is sufficient in size to accommodate a pond system. Those lots with reduced buildable area (Lots 5, 68-70), due to the No Build Zone, may not be able to accommodate a home and adhere to the setbacks for pond systems.

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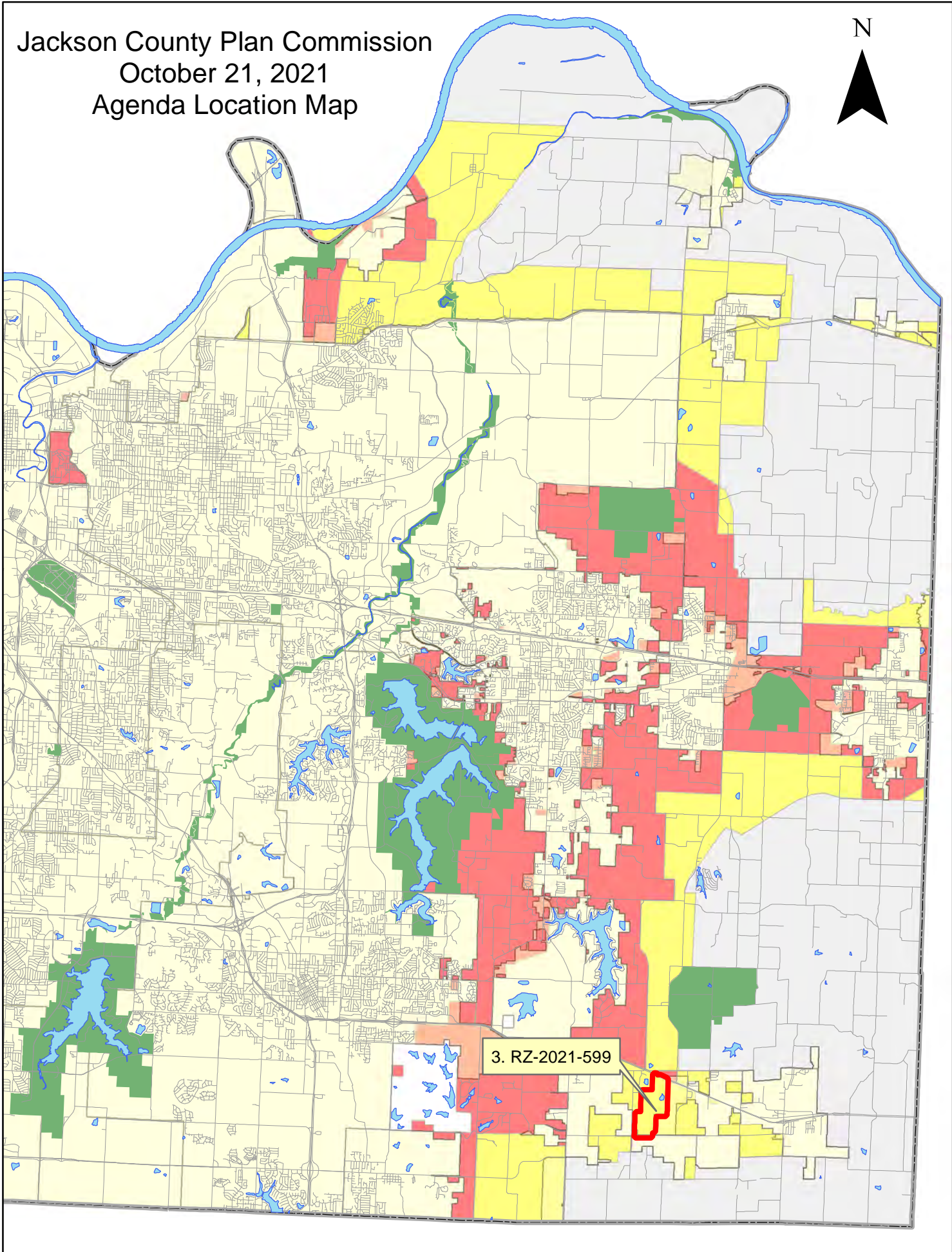
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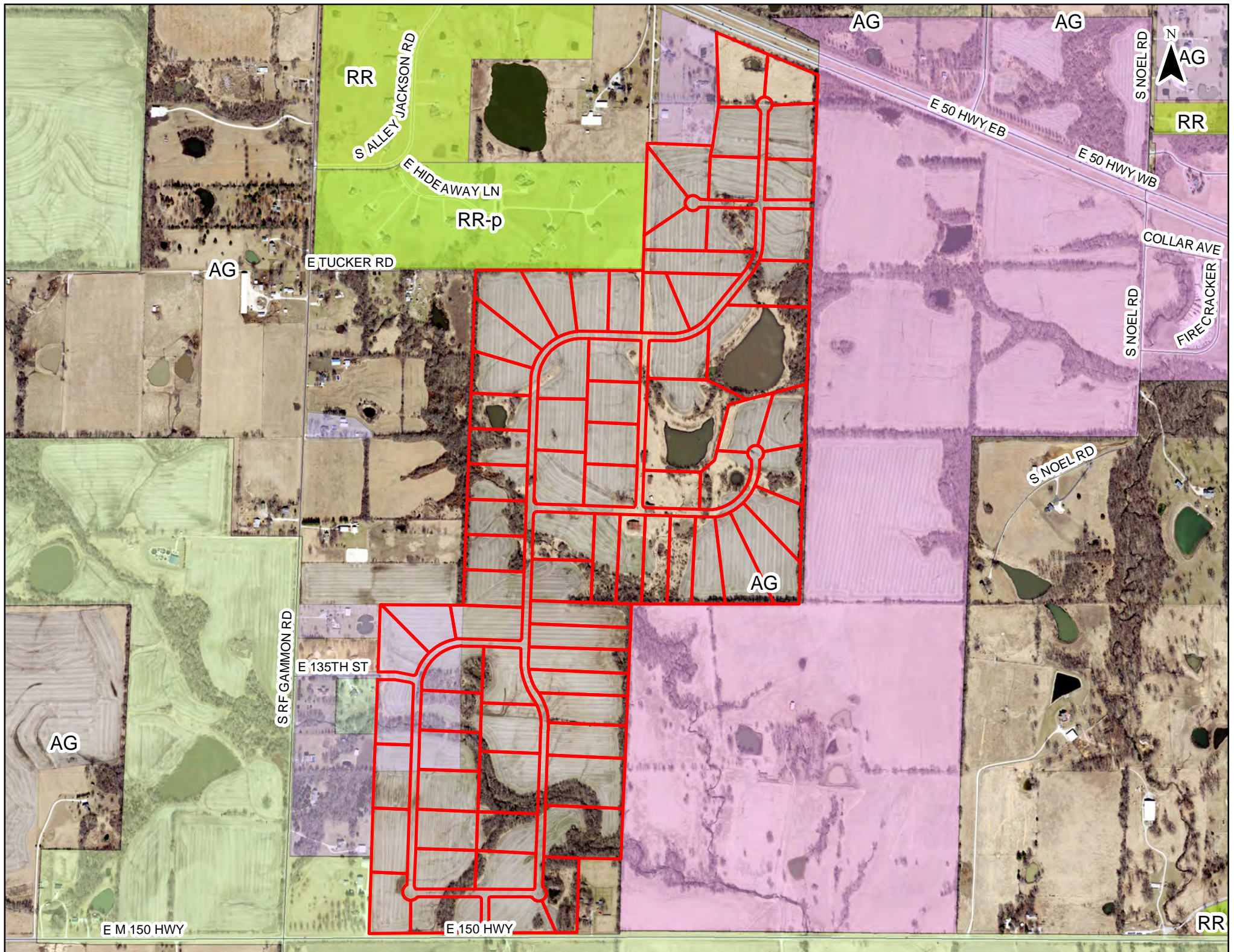
**COMMENTS:**

Staff recommends APPROVAL of Preliminary subdivision plat Heritage Farms. Subject to compliance with comments noted in this report and the condition that it may require future additions, deletions, and or corrections through reviews by staff.



Jackson County Plan Commission  
October 21, 2021  
Agenda Location Map





Plan Commission October 21, 2021

RZ-2021-599

Property Owners Within 300 feet

Name	Name	Address	City	State	Zip
59-700-04-32-00-0-00-000	THE HIDEAWAY HOMES ASSOC	30605 E HIDEAWAY LN	LEES SUMMIT	MO	64086
59-700-04-22-00-0-00-000	HORTON KALE E & ADELLE J-TR	30605 E HIDEAWAY LN	LEES SUMMIT	MO	64086
72-100-01-04-01-0-00-000	GEVORKOV YURIY & NAZEMTSEVA LYUDMILA	13207 S GAMMON RD	LEES SUMMIT	MO	64086
72-100-01-08-00-0-00-000	BUCK DAVID W & MURPHY BUCK JENNIFER O	13405 GAMMON RD	LEES SUMMIT	MO	64086
72-100-04-14-00-0-00-000	WOLF ROBERT D & BRENDA S-TR	13721 S GAMMON RD	LEES SUMMIT	MO	64086
72-100-01-06-00-0-00-000	JENSEN HELMER N JR-TRUSTEE	1707 NW DEER RUN TRL	BLUE SPRINGS	MO	64015
72-100-04-04-00-0-00-000	REYNOLDS ROBERT N & BEVERLY A-TR	30704 E M 150 HWY	LEES SUMMIT	MO	64086
59-700-04-31-00-0-00-000	RYAN PAUL J & KIMBERLY S	30315 E HIDEAWAY LN	LEES SUMMIT	MO	64086
72-100-01-02-00-0-00-000	HEEDICK EVA M LIVING-TR C/O TRUST DEPT	4200 LITTLE BLUE PKWY	INDEPENDENCE	MO	64057
59-700-04-36-00-0-00-000	KOURY JOSEPH & CHRISTY	30601 E HIDEAWAY LN	LEES SUMMIT	MO	64086
59-700-04-35-00-0-00-000	WILHELM PATRICK	30511 E HIDEAWAY LN	LEES SUMMIT	MO	64086
72-100-04-16-00-0-00-000	MCCORKENDALE GEORGE E & CHERYL A-TRS	30100 E OUTER BELT RD	LAKE LOTAWANA	MO	64086
72-100-04-12-00-0-00-000	MOULDER GARY M & KAREN D	13621 S GAMMON RD	LEES SUMMIT	MO	64086
59-700-04-04-01-1-00-000	COSENTINO WILLIAM D & PAULA S	30703 E 50 HWY	LEES SUMMIT	MO	64086
58-900-03-14-00-0-00-000	HALE EDWARD B & REBECCA L	30805 E 50 HWY	LEES SUMMIT	MO	64086
58-900-03-15-00-0-00-000	STOCKER ROGER A & S JOY	30905 E US 50 HWY	LEES SUMMIT	MO	64086
72-100-04-15-00-0-00-000	MCCORKENDALE GEORGE E & CHERYL A-TRS	30100 E OUTER BELT RD	LAKE LOTAWANA	MO	64086
72-100-04-19-00-0-00-000	MCLAUGHLIN DONALD GENE & CHERYL BETH-TR	30106 E 135TH ST	LEES SUMMIT	MO	64086
72-100-04-20-00-0-00-000	MEDRANO CESAR & ESQUIVEL LORENA	30105 E 135TH ST	LEES SUMMIT	MO	64086
72-100-01-09-00-0-00-000	COMBS CLIFFORD L & DOROTHY -TR	399 SE D D HWY	WARRENSBURGMO	MO	64093
72-100-04-13-00-0-00-000	POOS RUSSELL K & BROOKE M	13707 S GAMMON RD	LEES SUMMIT	MO	64086
72-100-04-07-00-0-00-000	FRANCIS KENNETH W & COREE-TR	13433 GAMMON RD	LEES SUMMIT	MO	64086
59-700-04-34-00-0-00-000	SIMMONS MARK R & DONNA M	30407 HIDEAWAY LN	LEES SUMMIT	MO	64086
73-300-04-32-00-0-00-000	NICK ZVACEK CONSTRCTION LLC	1009 INDUSTRIAL DR	PLEASANT HILL	MO	64080
73-300-04-31-00-0-00-000	FIELD JORGE & ELISA	31108 E OUTERBELT RD	LEES SUMMIT	MO	64086
73-300-04-41-00-0-00-000	FARR ELIZABETH & DARRELL A	4455 NE PARK SPRINGS CT	LEES SUMMIT	MO	64064
73-300-03-09-00-0-00-000	WOODLAND RANCH LLC	10804 S PERDUE RD	GRAIN VALLEY	MO	64029

73-300-02-10-00-0-00-000	WOODLAND RANCH LLC	10804 S PERDUE RD	GRAIN VALLEY	MO	64029
73-300-02-11-00-0-00-000	WOODLAND RANCH LLC	10804 S PERDUE RD	GRAIN VALLEY	MO	64029
73-300-02-06-00-0-00-000	WOODLAND RANCH LLC	10804 S PERDUE RD	GRAIN VALLEY	MO	64029
73-300-03-12-00-0-00-000	WOODLAND RANCH LLC	10804 S PERDUE RD	GRAIN VALLEY	MO	64029
73-300-03-11-00-0-00-000	WOODLAND RANCH LLC	10804 S PERDUE RD	GRAIN VALLEY	MO	64029
73-300-03-08-00-0-00-000	WOODLAND RANCH LLC	10804 S PERDUE RD	GRAIN VALLEY	MO	64029
73-300-02-09-00-0-00-000	WOODLAND RANCH LLC	10804 S PERDUE RD	GRAIN VALLEY	MO	64029
73-300-03-10-00-0-00-000	WOODLAND RANCH LLC	10804 S PERDUE RD	GRAIN VALLEY	MO	64029
73-300-02-07-00-0-00-000	WOODLAND RANCH LLC	10804 S PERDUE RD	GRAIN VALLEY	MO	64029
73-300-02-08-00-0-00-000	WOODLAND RANCH LLC	10804 S PERDUE RD	GRAIN VALLEY	MO	64029
73-300-02-05-00-0-00-000	CAMPBELL NANCY E-TRUSTEE	11400 S BUCKNER TARSNEY RD	GRAIN VALLEY	MO	64029
58-900-03-08-00-0-00-000	CAMPBELL NANCY E-TRUSTEE	11400 S BUCKNER TARSNEY RD	GRAIN VALLEY	MO	64029
72-600-01-01-01-0-00-000	LAMPTON DAVID M & BRENDA S	13504 CLAIRE CT	GREENWOOD	MO	64034
72-100-04-01-01-0-00-000	BLUE SPRINGS SAFETY STORAGE SOUTH LLC	1120 NW EAGLE RIDGE BLVD	GRAIN VALLEY	MO	64029
72-100-04-23-00-0-00-000	BLUE SPRINGS SAFETY STORAGE SOUTH LLC	1120 NW EAGLE RIDGE BLVD	GRAIN VALLEY	MO	64029
72-100-04-22-00-0-00-000	BLUE SPRINGS SAFETY STORAGE SOUTH LLC	1120 NW EAGLE RIDGE BLVD	GRAIN VALLEY	MO	64029
73-300-02-04-00-0-00-000	BLUE SPRINGS SAFETY STORAGE SOUTH LLC	1120 NW EAGLE RIDGE BLVD	GRAIN VALLEY	MO	64029
58-900-03-09-01-0-00-000	BLUE SPRINGS SAFETY STORAGE SOUTH LLC	1120 NW EAGLE RIDGE BLVD	GRAIN VALLEY	MO	64029



## 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

October 6, 2021

RE: Public Hearing: RZ-2021-599  
Blue Springs Safety Storage South 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 Springs Safety Storage South LLC, Inc for a change of zoning from District AG (Agricultural) on 319.28 ± acres to District RE (Residential Estates). The purpose is to create a residential development consisting of approximately 84 single family residential lots.

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 300' of the subject property.

The public hearing on this matter will be held by the Plan Commission on Thursday, October 21, 2021 at 8:30 a.m. in the Large Conference Room, 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 881-4649.

Sincerely,

A handwritten signature in blue ink, appearing to read "Randy Diehl".

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- 2021-599  
Date filed 2-3-21 Date of hearing 10-21-21  
Date advertised 10-6-21 Date property owners notified 10-6-21  
Date signs posted 10-6-21  
Hearings: Heard by AC Date 10-21-21 Decision \_\_\_\_\_  
Heard by LU Date \_\_\_\_\_ Decision \_\_\_\_\_  
Heard by LG Date \_\_\_\_\_ Decision \_\_\_\_\_

---

**BEGIN APPLICATION HERE:**

1. **Data on Applicant(s) and Owner(s):**
  - a. Applicant(s) Name: Blue Springs Safety Storage South LLC  
Address: 1120 Eagle Ridge Blvd, Grain Valley, MO 64029  
\_\_\_\_\_  
Phone: 816-229-8115
  - b. Owner(s) Name: Same as above  
Address: \_\_\_\_\_  
Phone: \_\_\_\_\_
  - c. Agent(s) Name: Tony Ward

Address: 1120 Eagle Ridge Blvd, Grain Valley, MO 64029

Phone: 816-229-8115

- d. Applicant's interest in Property: Property Owner
2. General location (Road Name) Between US 50 Highway and MO 150 just east of Gammon Rd
3. Present Zoning County Agriculture Requested Zoning Residential Estates (RE)
4. AREA (sq. ft. / acres) 319.28 acres
5. Legal Description of Property: (Write Below or Attached 9 )  
Attached
6. Present Use of Property: Agriculture
7. Proposed Use of Property: Low Density Residential
8. Proposed Time Schedule for Development: 2021-2022
9. What effect will your proposed development have on the surrounding properties?  
There is no foreseen impact on the surrounding properties
10. Is any portion of the property within the established flood plain as shown on the FEMA Flood Boundary Map? Yes  
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 Development will require new water mains and increase demand.
  - b. Sewage disposal Development will utilize on-site septic systems
  - c. Electricity Local power distribution lines maintained by the local service provider
  - d. Fire and Police protection Local police and fire
12. Describe existing road width and condition: Property does not have existing roads.

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13. What effect will proposed development have on existing road and traffic conditions? The proposed development should have minimal impact on existing local roads and traffic patterns based on the density of the proposed zoning.

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) Blue Springs Safety Storage South LLC 2/1/21  
[Signature] 2/1/21

Applicant(s): Blue Springs Safety Storage South LLC 2/1/21  
[Signature] 2/1/21

Contract Purchaser(s): \_\_\_\_\_  
\_\_\_\_\_

STATE OF Missouri  
COUNTY OF Jackson



On this 1<sup>st</sup> day of Feb. in the year of 2021, before me  
the undersigned notary public, personally appeared Anthony Ward

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 Tresa Thornhill Commission Expires 06/11/2024

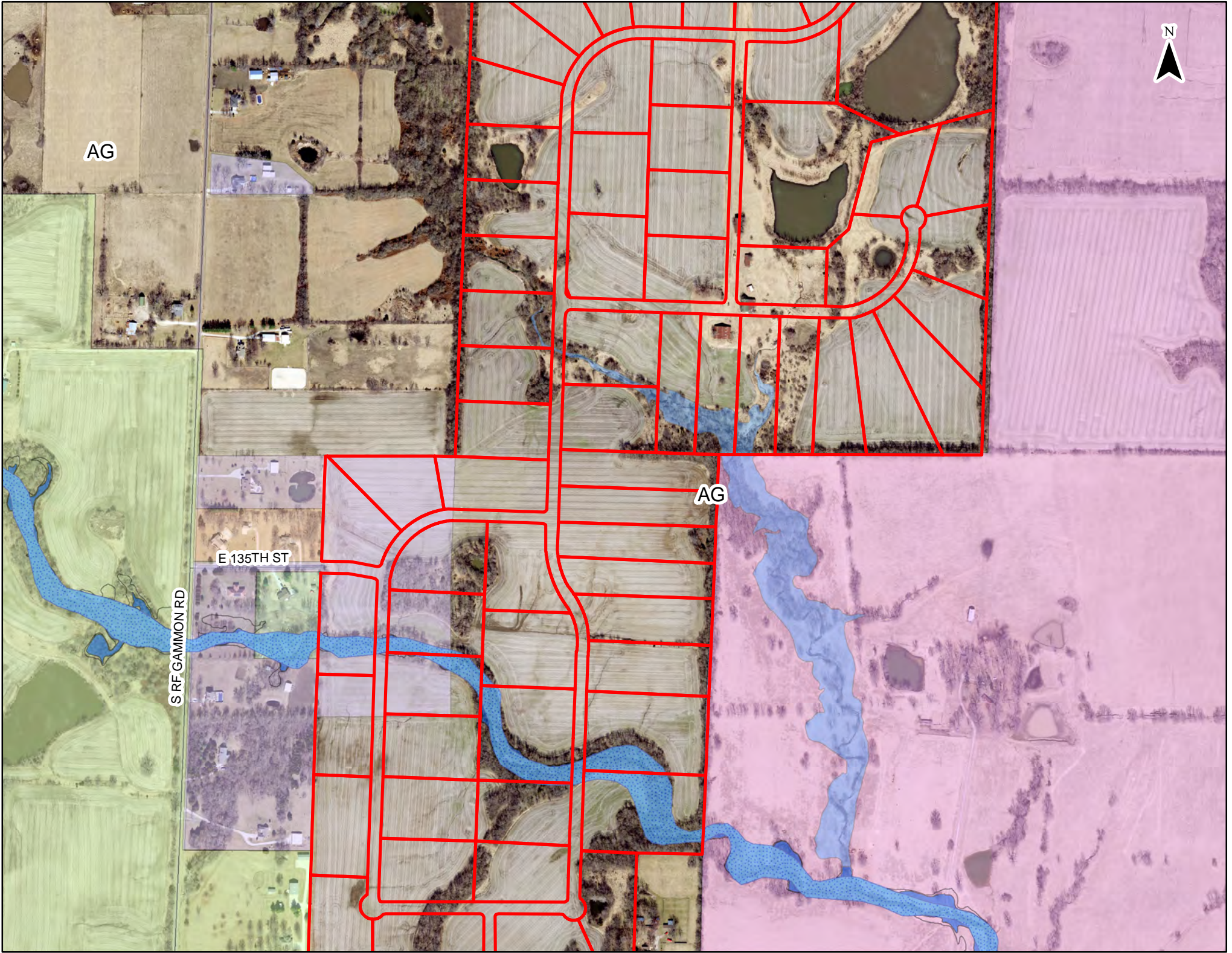


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E 135TH ST

S RF GAMMON RD



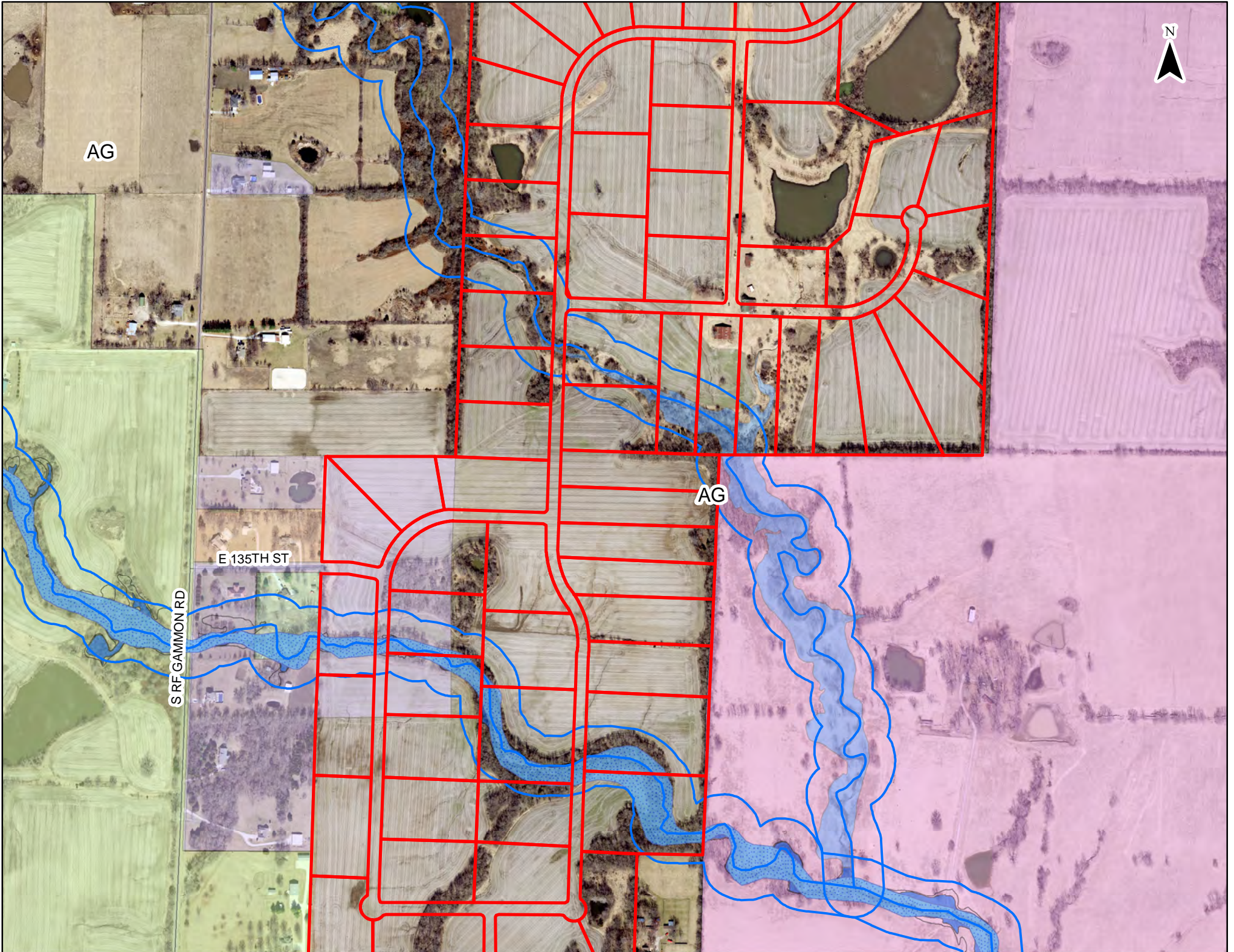


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E 135TH ST

S RF GAMMON RD



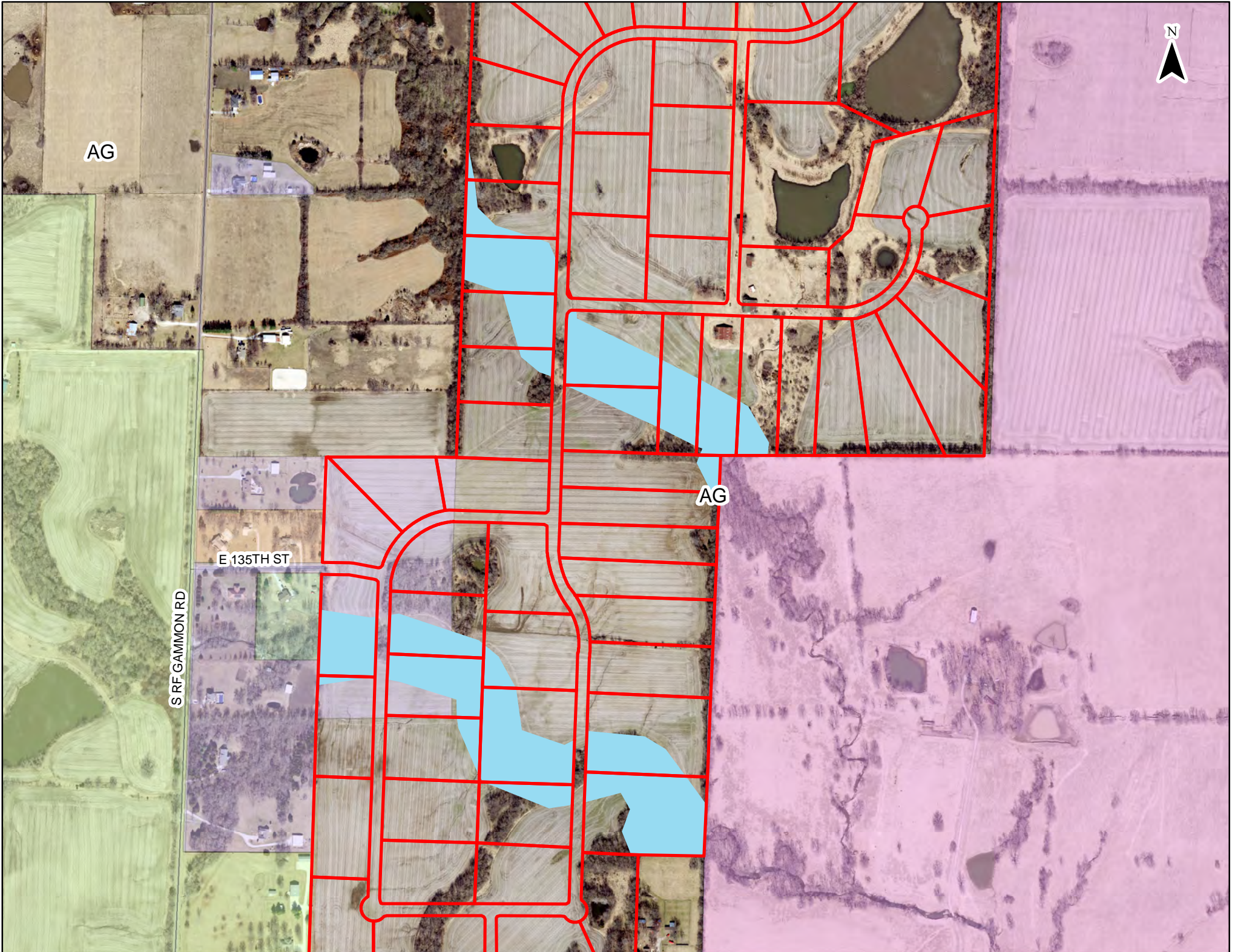


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E 135TH ST

S RF GAMMON RD



# PRELIMINARY PLAT FOR HERITAGE FARMS

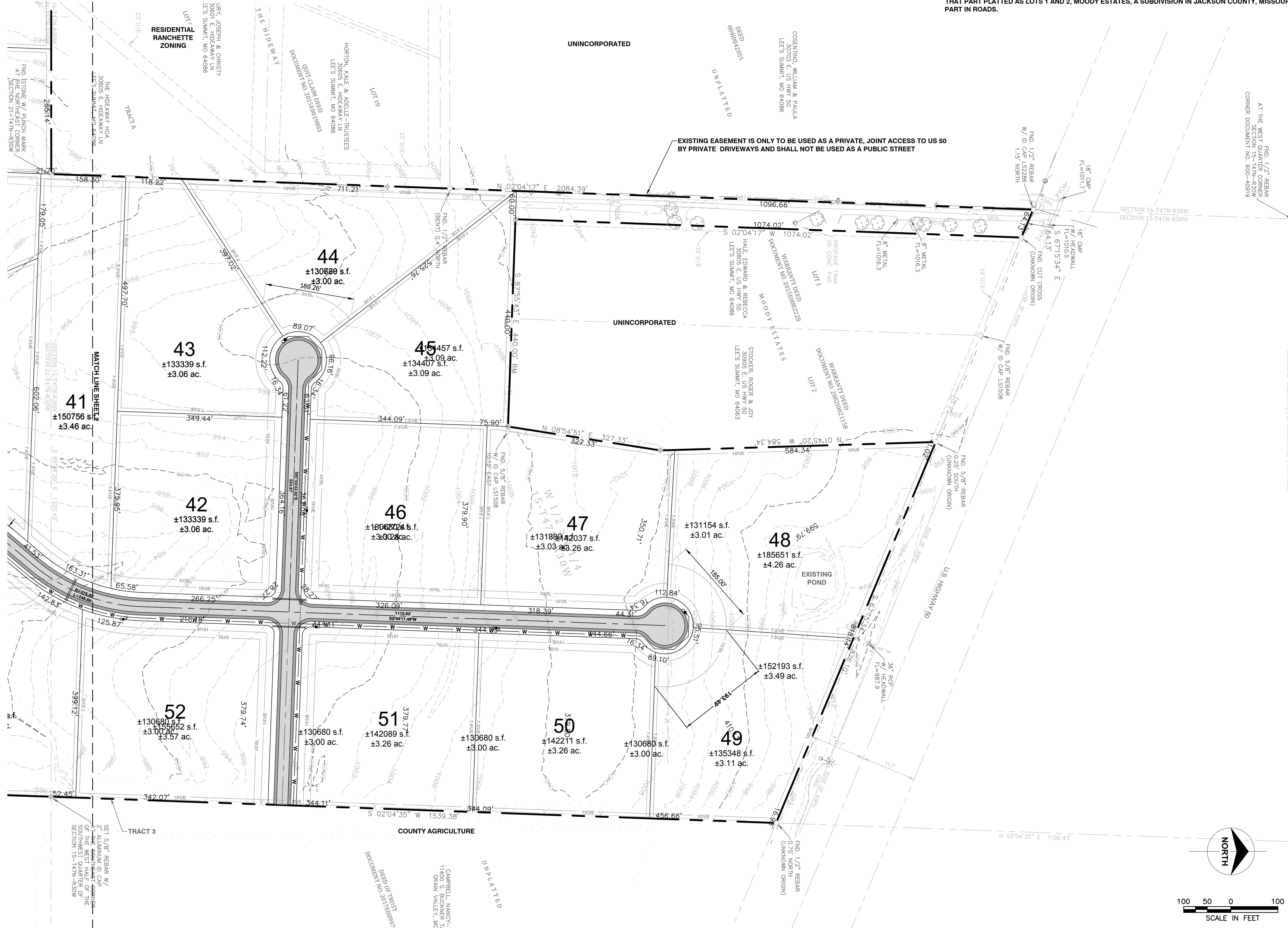
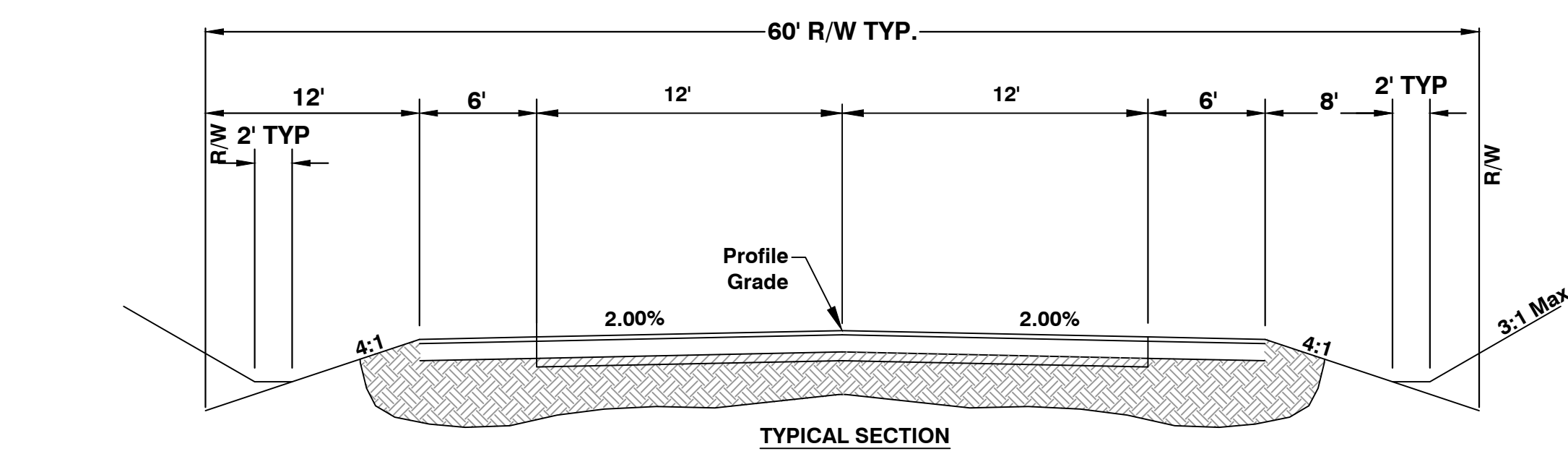
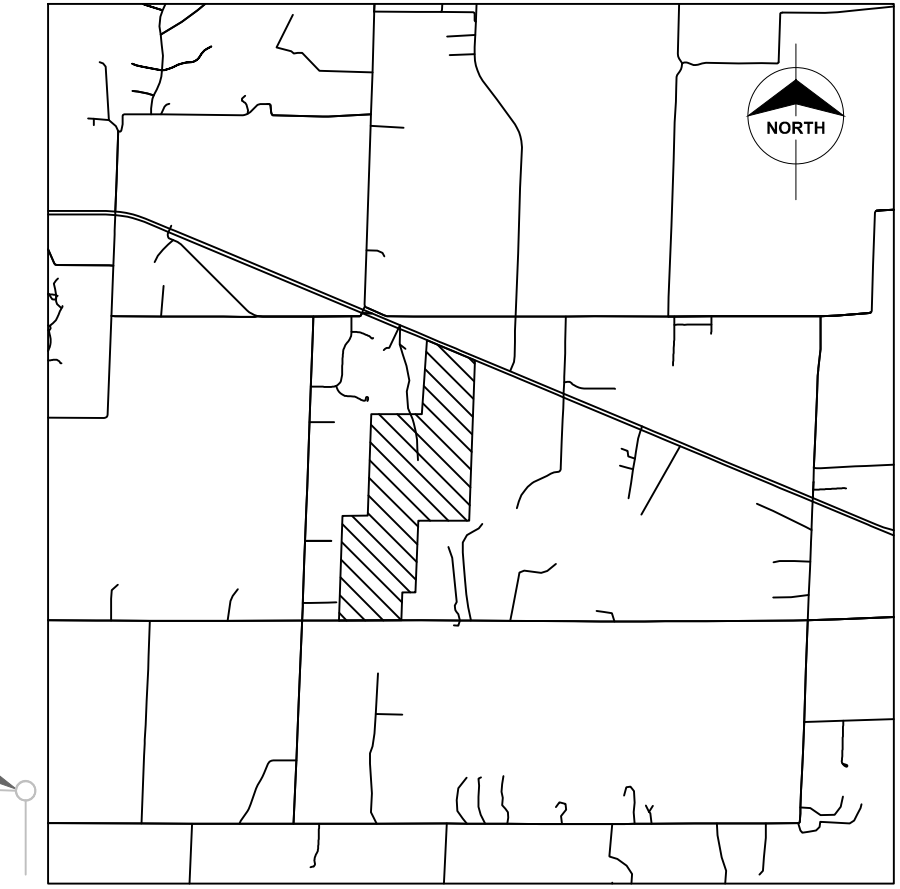
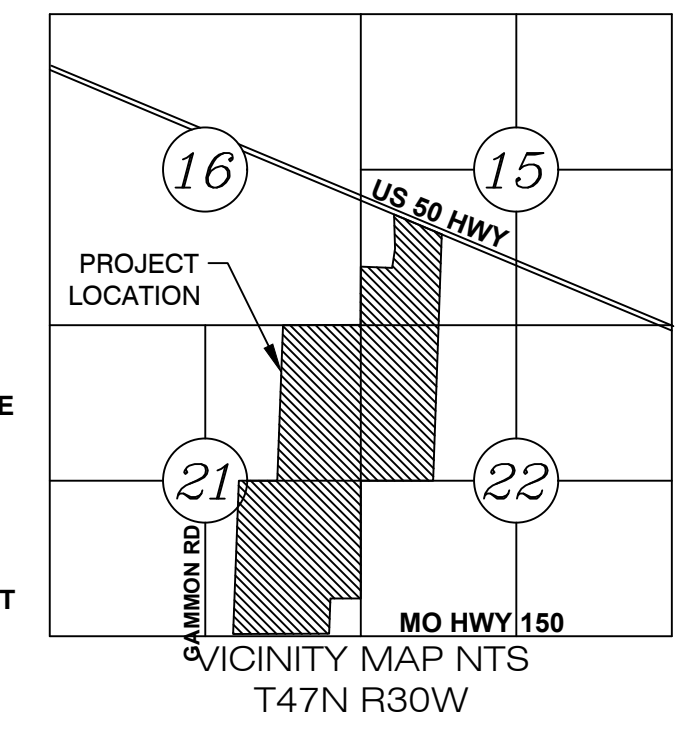
A SUBDIVISION LOCATED IN  
JACKSON COUNTY, MISSOURI  
SECTION 15, 21 & 22, TOWNSHIP 47 NORTH, RANGE 30 WEST

**LEGAL DESCRIPTION:**

**TRACT I:**  
ALL OF THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 21, AND ALL OF THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 22, IN TOWNSHIP 47, RANGE 30, IN JACKSON COUNTY, MISSOURI, EXCEPT THAT PART IN ROADS.

**TRACT II:**  
ALL OF THE SOUTHEAST QUARTER OF SECTION 21, TOWNSHIP 47, RANGE 30, IN JACKSON COUNTY, MISSOURI, EXCEPT THAT PART PLATTED AS LE COTEAU, A SUBDIVISION IN JACKSON COUNTY, MISSOURI AND FURTHER EXCEPT THAT PART AS FOLLOWS: BEGINNING AT THE INTERSECTION OF THE EAST LINE OF SAID SOUTH HALF OF THE SOUTHEAST QUARTER WITH THE CENTER LINE OF THE CONCRETE SLAB OF U.S. HIGHWAY 160 (OUTERBELT ROAD); THENCE NORTH ALONG THE EAST LINE OF SAID SOUTH HALF OF THE SOUTHEAST QUARTER OF 640.6 FEET; THENCE WEST AND PARALLEL TO THE CONCRETE SLAB OF U.S. HIGHWAY 160 (OUTERBELT ROAD) 340.0 FEET; THENCE SOUTH AND PARALLEL TO THE EAST LINE OF SAID SOUTH HALF OF THE SOUTHEAST QUARTER 640.6 FEET; THENCE EAST ALONG THE CENTER LINE OF SAID U.S. HIGHWAY 160 (OUTERBELT RD) 340.0 FEET TO THE POINT OF BEGINNING, EXCEPT THAT PART IN ROADS.

**TRACT III:**  
ALL THAT PART OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 15, TOWNSHIP 47, RANGE 30, JACKSON COUNTY, MISSOURI, LYING SOUTH OF THE UNITED STATES HIGHWAY NO. 50, AS SAID HIGHWAY IS NOW LOCATED, EXCEPT THAT PART PLATTED AS LOTS 1 AND 2, MOODY ESTATES, A SUBDIVISION IN JACKSON COUNTY, MISSOURI, EXCEPT THAT PART IN ROADS.



**LAND USE TABLE**

<b>ZONING:</b>	<b>PROPOSED: RESIDENTIAL ESTATES (RE)</b>
	<b>EXISTING: AGRICULTURAL (AG)</b>
<b>TOTAL PROPERTY AREA:</b>	<b>±319.28 ac</b>
<b>PUBLIC RIGHT-OF-WAY:</b>	<b>22.88 ac</b>
<b>SINGLE FAMILY RESIDENTIAL:</b>	<b>81 lots</b>
<b>TOTAL LOT AREA:</b>	<b>296.40 ac</b>
<b>MINIMUM LOT SIZE:</b>	<b>3.00 ac</b>
<b>GROSS LOT DENSITY:</b>	<b>0.27 lots/ac</b>
<b>AVERAGE LOT AREA:</b>	<b>3.58 ac</b>
<b>COMMENCEMENT DATE:</b>	<b>TBD</b>
<b>COMPLETION DATE:</b>	<b>TBD</b>

**ZONING REQUIREMENTS**

<b>MINIMUM LOT SIZE</b>	<b>3 ac</b>
<b>MAXIMUM BUILDING HEIGHT</b>	<b>35 ft</b>
<b>SETBACKS</b>	
FRONT - 30 ft MINIMUM	
SIDE - 15 ft (STREET SIDE - 30 ft)	
REAR - 30 ft	
<b>MINIMUM LOT WIDTH</b>	<b>180 ft @ BL</b>
<b>MAXIMUM IMPERVIOUS COVER</b>	<b>25%</b>

**FLOOD INFORMATION:**  
THIS SITE IS LOCATED WITHIN AN AREA OF MINIMAL FLOOD HAZARD (ZONE X, A, AE) AS SHOWN ON FIRM, FLOOD INSURANCE MAP, FEMA, COUNTY OF JACKSON, MISSOURI (UNINCORPORATED) COMMUNITY PANEL NUMBERS 29095C0463G AND 29095C0576G, MAP EFFECTIVE DATE 1/20/2017.

**REFERENCE BEARING:**  
BEARINGS SHOWN HEREON ARE GRID BEARINGS BASED ON THE MISSOURI COORDINATE SYSTEM OF 1983, WEST ZONE AND TIED TO CONTROL MONUMENT "JA-144", 2003 ADJUSTMENT (N: 299383.592 METERS, E: 871716.556 METERS) OF THE MISSOURI GEOGRAPHIC REFERENCE SYSTEM, AS DEVELOPED FROM GPS OBSERVATIONS, A GRID FACTOR OF 0.9999036 WAS USED.

**WASTEWATER NOTE**  
APPROPRIATE ON-SITE WASTEWATER SYSTEMS ARE TO BE USED PER SOIL MORPHOLOGY REPORT.

**DEVELOPER/OWNER**  
BLUE SPRINGS SAFETY STORAGE  
SOUTH LLC  
1120 EAGLE RIDGE BLVD.  
GRAIN VALLEY, MO. 64029  
816-229-5012  
CONTACT: TONY WARD

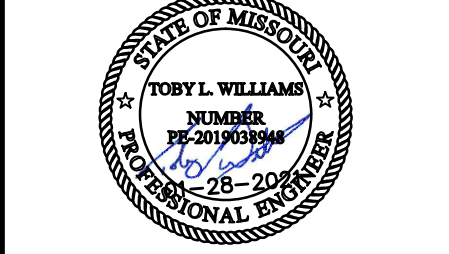
**NOT FOR CONSTRUCTION**  
PRELIMINARY PLAT  
1 OF 4



Certificates of Authority  
Architecture: MO 110 / KS 241  
Engineering: MO 4 / KS 241  
Land Surveying: MO 123 / KS 36

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Toby L. Williams, PE  
2019038948

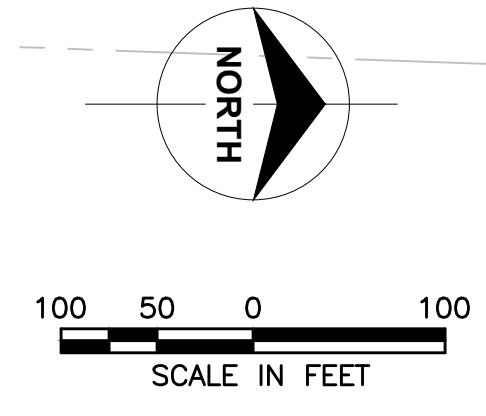


PREPARED FOR:  
BLUE SPRINGS SAFETY STORAGE SOUTH LLC  
1120 EAGLE RIDGE BLVD.  
GRAIN VALLEY, MO 64029  
816.229.5012

HERITAGE FARMS PRELIMINARY PLAT  
JACKSON COUNTY, MISSOURI, 64086

REVISIONS NO.	DATE / DESCRIPTION
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6	

PROJECT #: 20-1801  
ISSUE DATE: 01-28-2021

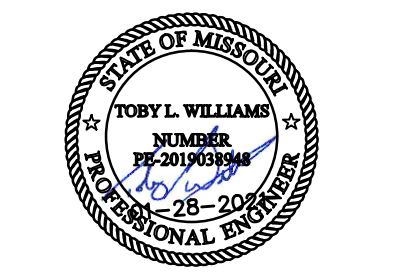




Certificate of Authority  
 Architecture: MO 110 / KS 213  
 Engineering: MO 4 / KS 241  
 Land Surveying: MO 123 / KS 34

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 STORAGE SOUTH LLC  
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 816.229.5012

**HERITAGE FARMS PRELIMINARY PLAT**  
 JACKSON COUNTY, MISSOURI, 64086

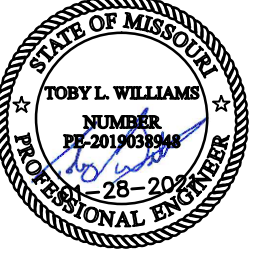
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PROJECT #: 20-1801  
 ISSUE DATE: 01-28-2021

Certificate of Authority  
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 Engineering: MO 4 / KS 241  
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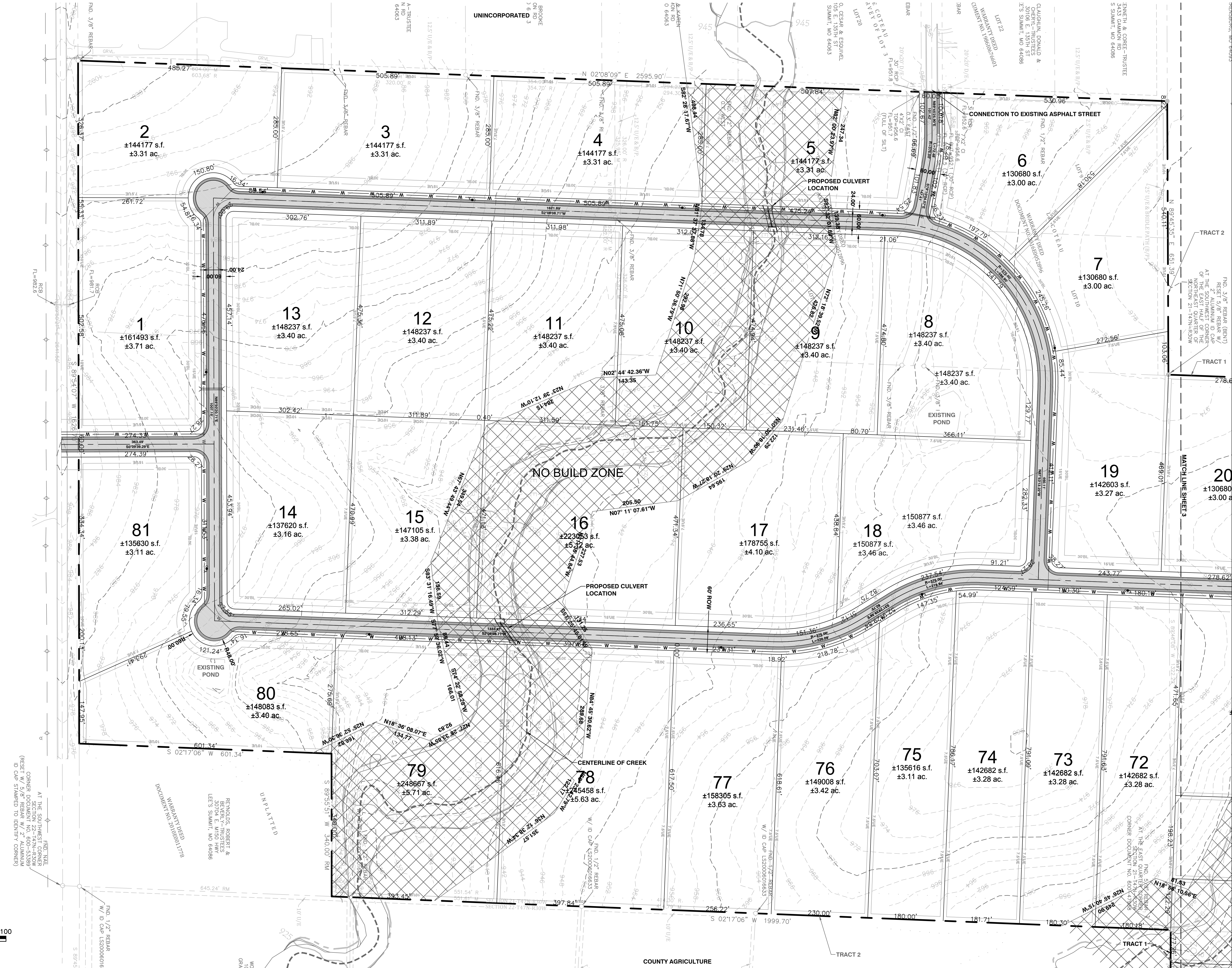
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PROJECT #: 20-1801  
 ISSUE DATE: 01-28-2021

NOT FOR  
 CONSTRUCTION  
 PRELIMINARY  
 PLAT  
 3 OF 4





**POWELL** **CWM**  
**ARCHITECTURE/ENGINEERING/SURVEYING**  
 3200 S. State Route 391, Bldg. I, Independence, MO 64057  
 816.373.4800 | powellcwm.com

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 Land Surveying: MO 123 / R 34

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Toby L. Williams, PE  
 2019038948



PREPARED FOR:  
**BLUE SPRINGS SAFETY STORAGE SOUTH LLC**  
 1120 EAGLE RIDGE BLVD.  
 GRAIN VALLEY, MO 64029  
 816.229.5012

**HERITAGE FARMS PRELIMINARY PLAT**  
**JACKSON COUNTY, MISSOURI, 64086**

REVISIONS	NO.	DATE / DESCRIPTION
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PROJECT #: 20-1801  
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NOT FOR CONSTRUCTION  
 PRELIMINARY PLAT  
**4 OF 4**

