

**RZ-2025-688**

**ATTACHMENT 1: PROPERTY DESCRIPTION**

**Description:**

The South half of the Southeast Quarter of the Northwest Quarter of Section 14, Township 49, Range 30, Jackson County, Missouri, except that part described as follows: Beginning at the Southeast corner of the Northwest Quarter of said Section 14, Township 49, Range 30; thence North 88 degrees West 32 minutes 44 seconds West, a distance of 1263.00 feet, to the East right-of-way of Buckner Tarsney Road (State Route BB), thence along said right-of-way, North 01 degrees 39 minutes 19 seconds East, a distance of 61.79 feet; thence leaving said right-of-way, South 88 degrees 36 minutes 09 East, a distance of 669.35 feet, thence North 01 degrees 58 minutes 41 seconds East, a distance of 600.03 feet, to the North line of said South half of the Southeast Quarter of the Northwest Quarter; thence along said North line, South 88 degrees 36 minutes 12 seconds East, a distance of 593.76 feet; thence South 01 degrees 57 minutes 25 seconds West, a distance of 663.08 feet, to the point of beginning.

RZ-2025-688

ATTACHMENT 2: ZONING SUPPORT DOCUMENTATION

Attachments

Plan Commission Public Hearing Summary from January 16, 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

**Randy Diehl gave the staff report:**

**RE: RZ-2025-688**

**Applicant:** Brookson Capital LLC

**Location:** 3021 S. Buckner Tarsney Road

**Area:** 10.00 ± acres

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

**Purpose:** The purpose is to create three single-family residential lots.

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

The zoning in the area is Agricultural and Residential.

Land use is single family residences. Property sizes range from 3.00 acres to larger tracts.

The applicant wishes to create three 3-acre lots. The remaining 10.00 acres will remain within District AG and will be shown as Tract A on the plat.

Access onto Buckner Tarsney Road (Route BB) has been granted by the Missouri Department of Transportation.

The subdivision plat is under review by staff.

**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-2025-688.

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?***

Jason spencer: 3007 S Colonial Drive, Grain Valley

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

No.

**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. Horn moved to take under advisement. Ms. Ryerkerk seconded.

*Discussion under advisement*

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

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

Motion Carried 6 – 0

## STAFF REPORT

### PLAN COMMISSION

January 16, 2025

RE: RZ-2025-688

**Applicant:** Brookson Capital LLC

**Location:** 3021 S. Buckner Tarsney Road

**Area:** 20.00 ± acres

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

**Purpose:** The purpose is to create three single-family residential lots.

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

The zoning in the area is Agricultural and Residential.

Land use is single family residences. Property sizes range from 3.00 acres to larger tracts.

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#### **Recommendation:**

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Respectfully submitted,

Jackson County Public Works  
Development Division  
Randy Diehl, Administrator



E. TRUMAN RD

AG

RE

AG

RE

AG

S. BUCKNER TARSNEY RD

RE

RE

AG

E. OAKMONT DR

RE

S. COLONIAL DR

WESTCHESTER CT

E. PINEHURST DR

RZ-2025-688

Property Owners Within 185 feet

parcel	owner	address	city	state	zip
22-800-03-10-00-0-00-000	SIEMS JARED L	3107 S BUCKNER TARSNEY RD	GRAIN VALLEY	MO	64029
22-800-02-08-00-0-00-000	MILNE JAMES A JR & PATRICIA ANN	2915 S BUCKNER TARSNEY RD	GRAIN VALLEY	MO	64029
22-800-02-10-00-0-00-000	HECKERT SUSAN D	3022 S BUCKNER TARSNEY RD	GRAIN VALLEY	MO	64029
22-800-02-12-02-0-00-000	WASHBURN BARBARA R TR	2908 S BUCKNER TARSNEY RD	GRAIN VALLEY	MO	64029
22-800-02-12-01-0-00-000	HECKERT SUSAN D	3022 S BUCKNER TARSNEY RD	GRAIN VALLEY	MO	64029
22-800-03-27-00-0-00-000	BARNETT TRUST AGREEMENT	3118 S BUCKNER TARSNEY RD	GRAIN VALLEY	MO	64029
22-800-03-29-00-0-00-000	JONES JEROMY & JAMI	3116 S BUCKNER TARSNEY RD	GRAIN VALLEY	MO	64029
22-800-02-13-00-0-00-000	WASHBURN JOHN M	3004 S BUCKNER TARSNEY RD	GRAIN VALLEY	MO	64029
22-800-02-11-00-0-00-000	BROOKSON CAPITAL LLC	3007 S COLONIAL DR	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

January 31, 2024

RE: Public Hearing: RZ-2025-688  
Brookson Capital, 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 Brookson Capital, LLC for a change of zoning from District AG (Agricultural) on 10 ± acres to District RE (Residential Estates). The purpose is to create three single-family lots at 3021 S. Buckner Tarsney 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 the 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, January 16, 2025, 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 881-4577.

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- 2025- 688

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 \_\_\_\_\_

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**BEGIN APPLICATION HERE:**

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

- a. Applicant(s) Name: JASON SPENCER - BROOKSON CAPITAL LLC  
Address: 3007 S. COLONIAL DR.  
GRAIN VALLEY, MO 64029  
Phone: 816-674-3215
- b. Owner(s) Name: JASON SPENCER - BROOKSON CAPITAL LLC  
Address: 3007 S. COLONIAL DR. GRAIN VALLEY, MO 64029  
Phone: 816-674-3215
- c. Agent(s) Name: \_\_\_\_\_

Address: \_\_\_\_\_

Phone: \_\_\_\_\_

d. Applicant's interest in Property: \_\_\_\_\_

2. General location (Road Name) 3021 S. BUCKNER TARNET RD.

GRAIN VALLEY, MO 64029

3. Present Zoning AG Requested Zoning RE

4. AREA (sq. ft. / acres) 20 ± ACRES

5. Legal Description of Property: (Write Below or Attached 9 )

THE SOUTH ONE-HALF OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION FOURTEEN, TOWNSHIP FORTY NINE, RANGE THIRTY, JACKSON COUNTY, MISSOURI

6. Present Use of Property: \_\_\_\_\_

7. Proposed Use of Property: \_\_\_\_\_

8. Proposed Time Schedule for Development: AROUND 1 YEAR

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

NONE

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? \_\_\_\_\_

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

a. Water WATER DISTRICT 16 - NO EFFECT

b. Sewage disposal ON-SITE SEPTIC ONCE APPROVED IN PERMITTING

c. Electricity EVERGY - NO EFFECT

d. Fire and Police protection CENTRAL JACKSON COUNTY FIRE + JACKSON CO. SHERIFF

12. Describe existing road width and condition: PAVED, EXCELLENT CONDITION

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13. What effect will proposed development have on existing road and traffic conditions? NONE - MODOT HAS APPROVED DRIVEWAY ENTRANCES.

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14. Are any state, federal, or other public agencies approvals or permits required for the proposed development? YES - MODOT HAS APPROVED DRIVEWAY ENTRANCES.

If so, describe giving dates of application and status (include permit numbers and copies of same, if issued): MET WITH MODOT ON 11/20/24 AT PROPERTY. MODOT NEEDS INGRESS/EGRESS RECORDED ON PLAT BEFORE ISSUING ACTUAL PERMIT NO.

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) BROOKSON CAPITAL LLC - Jason Spencer 11/25/2024  
[Signature] \_\_\_\_\_

Applicant(s): BROOKSON CAPITAL LLC - Jason Spencer 11/25/2024  
[Signature] \_\_\_\_\_

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

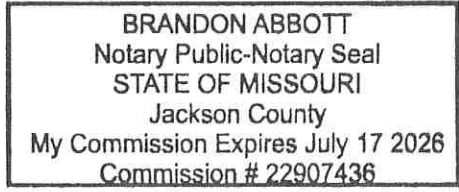
STATE OF Missouri  
COUNTY OF Jackson

On this 25 day of November, in the year of 2024, before me  
the undersigned notary public, personally appeared Jason Spencer

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 07/17/2026





2915

3021

3004

3107

33202

3320

E OAKMONT DR

S BUCKNER TARSNEY RD  
BB

