

RZ-2025-701**ATTACHMENT 1: PROPERTY DESCRIPTION****Description:**

A two-acre tract of equal dimensions in the Northwest corner of the following described tract of land, North Half of the Northeast Quarter of Northeast Quarter of Section 9, in Township 48, Range 30 West of the 5th p.m., Jackson County, Missouri, subject to that part, if any, in streets, roadways, highways or other public rights-of-way,

Also,

North Half of Northeast Quarter of Northeast Quarter of section 9; also North Half of Northwest Quarter Northwest Quarter of Section 10; also North 15 feet of the South Half of the Northwest Quarter of Northwest Quarter of Section 10, except the East 30 feet thereof; all in Township 48, Range 30 West of the 5th p.m., Jackson County, Missouri, except A two-acre tract of equal dimensions in the Northwest corner of the following described tract of land, North Half of the Northeast Quarter of Northeast Quarter of Section 9, in Township 48, Range 30 West of the 5th p.m., Jackson County, Missouri, subject to that part, if any, in streets, roadways, highways or other public rights-of-way.

RZ-2025-701

ATTACHMENT 2: ZONING SUPPORT DOCUMENTATION

Attachments

Plan Commission Public Hearing Summary of September 18, 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-2025-701

Applicant: Khane Consulting LLC

Location: Southeast corner of Ryan and Arnett Roads

Area: 36.68 ± acres

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

Purpose: The purpose is to create twelve 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 sized or larger tracts. Across Ryan Road is the City of Grain Valley.

The applicant is wishing to divide the 36 acres into 12 lots all of which will be at least three acres in size.

Each lot will front along Ryan Road which is controlled by the city. Staff spoke with the city, and they did not have any concerns with the development.

The review of the subdivision plat will also include determining the locations of the access for the lots.

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-2025-701.

Respectfully submitted,

Jackson County Public Works
Development Division
Randy Diehl, Administrator

Mr. Antey: Are there any questions for Randy?

There were none.

Is the applicant here?

Bryce Noone.

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

Mr. Noone: No, I do not.

Mr. Antey: It appears the driveways will be on Ryan Road?

Mr. Diehl: For the part, yes. The main drives will be along Ryan. Side access from Arnett and Stony Point would need to be evaluated. If there are any sight distance issues, there may be a need for a shared access point between two lots.

Mr. Antey: Is there anyone who is opposed or has questions regarding this application?

Mr. Antey: Seeing none, I would entertain a motion to take this under advisement.

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

Discussion under advisement

Mr. Antey: We are under advisement. Any comments from the commission?

Mr. Lake: Yeah, I'd like to make a few for the record. I drove that area. I'm very familiar with that area. Again, I'm more in favor of five acres or more instead of three acres in the county. I realize across the streets, the City of Grain Valley, And those plots, a lot of those houses, driveways, do face Ryan Road. Ryan Road is a wider road than most roads out there. The surrounding properties that it backs up to, if you go and go South on Arnett Road and the other road. All those properties, as you can see right there, they're 10 acres or more.

Mr. Diehl: All the areas that are colored green are properties less than 10 acres. They have were created after 1995.

Mr. Antey: And there are many under 10 acres that are grandfathered as well.

Mr. Monaco moved to approve. Mr. Smead seconded.

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

Motion Carried 7 – 0 - 1 Abstain

Mr. Antey: The Preliminary Plat of Stoney Point Farms

Does anyone have questions on the Preliminary Plat?

Motion to approve the Preliminary Plat.

Mr. Horn moved to approve. Mr. Smead seconded.

All: Aye

Motion carries

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STAFF REPORT

PLAN COMMISSION

September 18, 2025

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Jackson County Public Works
Development Division
Randy Diehl, Administrator

RZ-2025-701

Property Owners Within 185 feet

parcel	owner	address	city	state	zip
40-330-03-07-00-0-00-000	ANTES ROBERT L & SHARON A TRUSTEE	1210 E RYAN RD	GRAIN VALLEY	MO	64029
40-330-03-28-00-0-00-000	PIPER RICHARD JAY	1024 W RYAN RD	GRAIN VALLEY	MO	64029
40-330-03-04-00-0-00-000	CHAMBERLAIN THOMAS M & LINDA K	1118 SW RYAN RD	GRAIN VALLEY	MO	64029
40-330-03-27-00-0-00-000	HOWARD DENNIS A & DEBRA A	1016 STONEY POINT RD	GRAIN VALLEY	MO	64029
40-330-03-29-00-0-00-000	HURLBURT JOHN H & CONNIE K	1100 W RYAN RD	GRAIN VALLEY	MO	64029
40-400-02-02-00-0-00-000	BOLAND JAMES E	16205 E 85TH ST	KANSAS CITY	MO	64139
41-600-01-16-00-0-00-000	OERLY CRAIG A & CHERYL A	6706 S ARNETT RD	GRAIN VALLEY	MO	64029
40-400-02-16-00-0-00-000	SMITH JUSTIN C & CRYSTAL L	6803 S STONEY POINT RD	GRAIN VALLEY	MO	64029
40-330-03-05-00-0-00-000	NEIDHOLDT JOSEPH K & JAMIE LYNN	1200 W RYAN RD	GRAIN VALLEY	MO	64029
40-330-03-06-00-0-00-000	KALLENBERGER-BLIXRUD FAMILY TRUST	1204 W RYAN RD	GRAIN VALLEY	MO	64029
41-600-01-19-00-0-00-000	CROSS KAREN BETH	605 E BERRY ST	GALLATIN	MO	64640
40-330-03-03-00-0-00-000	GROTE JEFFREY A	1112 W RYAN RD	GRAIN VALLEY	MO	64029
41-140-03-42-00-0-00-000	SIMMONS JAMES A & CAROL A TRUST	1300 W RYAN RD	GRAIN VALLEY	MO	64029
41-600-01-17-00-0-00-000	FRERKING JEREMY & GRETCHEN	6714 S ARNETTE RD	GRAIN VALLEY	MO	64029
41-140-03-38-00-0-00-000	HAWKS DERK & MONA	1400 W RYAN RD	GRAIN VALLEY	MO	64029
41-600-01-32-00-0-00-000	MAXON TIMOTHY LEE & LAURI LYN	6825 S ARNETT RD	GRAIN VALLEY	MO	64029
41-140-03-41-00-0-00-000	GAUBLE MICHAEL	1306 W RYAN RD	GRAIN VALLEY	MO	64029
41-140-04-11-00-0-00-000	KRUSE COURTNEY D & KELLY ELIZABETH	30308 E RYAN RD	GRAIN VALLEY	MO	64029
41-140-03-37-00-0-00-000	RESIDENT	1015 S MINTER RD	GRAIN VALLEY	MO	64029
41-140-03-39-00-0-00-000	STALINSKI JASON F & CHRISTINE D	1318 W RYAN RD	GRAIN VALLEY	MO	64029
41-140-03-40-00-0-00-000	BUSHEY WILLIAM C & CLAIRE	1312 W RYAN RD	GRAIN VALLEY	MO	64029
41-600-01-01-02-0-00-000	KERR EDITH R TRUSTE	7515 S OAK HILL SCHOOL RD	OAK GROVE	MO	64075
41-600-01-01-01-0-00-000	KERR EDITH R TRUSTE	7515 S OAK HILL SCHOOL RD	OAK GROVE	MO	64075
40-400-02-15-00-0-00-000	KERR EDITH R TRUSTE	7515 S OAK HILL SCHOOL RD	OAK GROVE	MO	64075



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

September 3, 2025

RE: Public Hearing: RZ-2025-701
Khane Consulting 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 Khane Consulting LLC on a change of zoning from District AG (Agricultural) on 36.68 ± acres to District RE (Residential Estates). The purpose is to create 12 single-family lots at Southeast corner of Ryan and Arnett 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, September 18, 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

Address: _____

Phone: _____

d. Applicant's interest in Property: Owner

2. General location (Road Name) 6703 S Arnett Rd, Grain Valley, MO
3 parcels along south side of Ryan Rd, between S Arnett and Old Stony Point Rd

3. Present Zoning Residential and Ag Requested Zoning Residential Estates (RE)

4. AREA (sq. ft. / acres) 36.68 acres

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

Attached

6. Present Use of Property: uninhabited home surrounded by ag ground

7. Proposed Use of Property: 12 residential lots of approx. 3 acres

8. Proposed Time Schedule for Development: Fall 2025

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

New houses on estate sized lots will fit the surrounding houses and should increase property values

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 PWSD #17 has 10" main that will support 12 houses

b. Sewage disposal on site

c. Electricity Evergy

d. Fire and Police protection 12 additional homes and tax revenue from those homes

12. Describe existing road width and condition: Ryan Rd is paved 2 lane rd, 40' wide. Arnett and

Old Stony Point are also paved

13. What effect will proposed development have on existing road and traffic conditions? These lots will add 10 driveways on Ryan Rd, and one on Old Stony Point Rd. The furthest west lot will still be accessed off Arnett.
-

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]

8/7/25

Applicant(s):

[Signature]

8/7/25

Contract Purchaser(s):

STATE OF

Kansas

COUNTY OF

Johnson

On this 9th day of Aug., in the year of 2025, before me the undersigned notary public, personally appeared Bryce Noone

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.

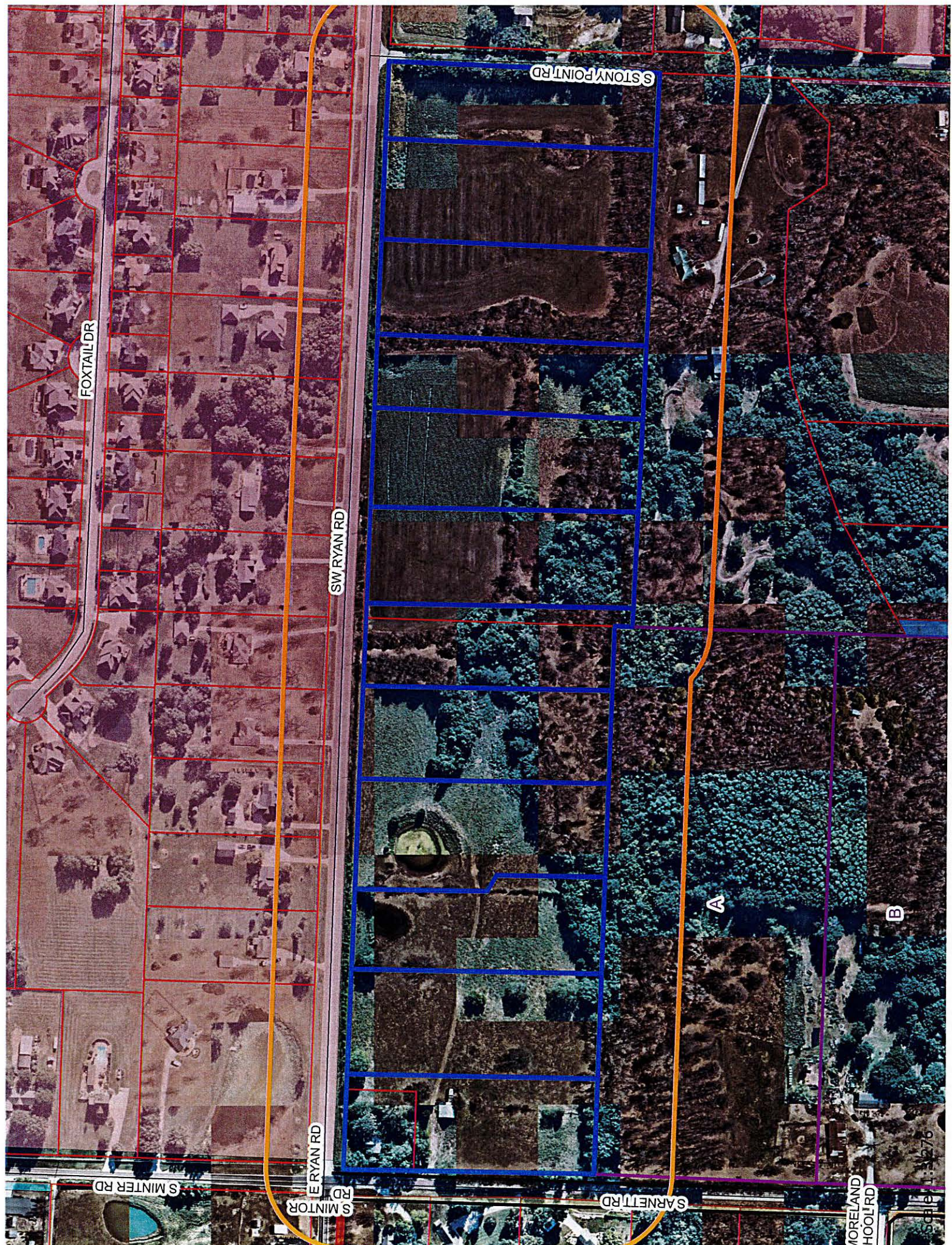
Notary Public

[Signature]

Commission Expires

5/19/28





STONY POINT RD

FOXTAIL DR

SW RYAN RD

E RYAN RD

S MINTER RD

S MINTER RD

SARNETT RD

MORELAND RD
HOOVER RD

A

B

SCALE 1/4 MILE

