

RZ-2026-718

ATTACHMENT 1: PROPERTY DESCRIPTION

Description:

All that part of the South Half of the Southeast Quarter of Section 27, Township 50, Range 30, Jackson County, Missouri, described as follows: Commencing at the Northwest corner of said Southeast Quarter, Thence South along the West line of said Southeast Quarter, a distance of 685.97 feet, to the Point of Beginning; thence continuing South along said Southwest line, 446.75 feet; thence East, 846.75 feet; thence North, 622.65 feet; thence West, 846.75 feet to said West line of Southeast Quart, and Point of Beginning.

RZ-2026-718

ATTACHMENT 2: ZONING SUPPORT DOCUMENTATION

Attachments

Plan Commission Public Hearing Summary of July 16, 2026

Staff Report

Zoning map of surrounding area

Names and addresses of surrounding property owners

Letter to surrounding property owners

Application

Aerial of location

Preliminary plat

Randy Diehl gave the staff report:

RE: RZ-2026-718

Applicant: B1NZ, LLC

Location: 31700 block of Heidelberger Road.

Area: 11.52 ± acres

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

Purpose: The purpose is to create two single-family lots.

Current Land Use and Zoning in the Area:

The surrounding land use is agricultural and residential lots. To the North is an older development, Sundown Valley and Snead's Valley View, both developments prior to the Unified Development Code in 1995. Shadow Ridge Estates, platted in 1998 in within District RR (Residential Ranchette).

The applicant recently purchased the 80-acre parent tract and wishes to divide off two 5-acre lots. The remaining will be divided into tract larger than 10 acres and will remain within District AG

The subdivision plat is under review.

County Plan:

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

Recommendation:

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

Staff recommends APPROVAL of RZ-2026-718.

Respectfully submitted,

Jackson County Public Works
Development Division
Randy Diehl, Administrator

Mr. Antey: Any questions for Randy?

Is the applicant present? If you'd please come forward. Come up and state your name and address for the record.

Mr. Antey: David Ryan. My address is 604 North Buckner Tarsney Road, Buckner.

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

Mr. Ryan: I'm not B1NZ, but I formed the partnership on behalf of this. We are a small group of families that bought the property five months ago. I'm happy to answer questions.

Mr. Antey: Okay. Do we have any questions for the applicant's representative?

Is there anyone else that's present today that would like to speak in favor of this application?

Is there anyone present that would like to speak that is opposed to or has questions concerning this application?

Bill Payne, 29800 East Heidelberger Road. So how many tracks or how many houses are we talking about?

Mr. Antey: Well, right now, if you look at the map, these blue squares are the two that are being subdivided off or rezoned as five acres apiece.

That would be a house and a house. And then these three remaining are going to remain agricultural. Technically, they could come for a building permit and put a house on each 10-acre spot.

Mr. Smead: What's in scope today is the two blue ones.

Mr. Antey: The two blue ones are what we're looking at today.

Mr. Monaco: And they're five acres apiece.

Mr. Antey: Right. Now, if they had wanted to, they could have subdivided and not come before us and, you know, made four lots instead of five all of them over ten acres and not change the zoning.

Mr. Payne: So, we're just talking about two houses, right?

Mr. Antey: Yes.

Mr. Payne: Okay. I'm good. All right.

Mr. Antey: Thank you. Is there anyone else that would like to speak concerning this application?

David Chapman, 31208 East Heidelberger Road. Okay. My only concern, I mean, he kind of covered some of it, but keeping like 10-acre lots instead of five, and I just don't want like a multiple, you know, like a duplex or, you know, multiple families where it's all residential.

Mr. Diehl: Any type of subdivision that's got duplexes or more would require a public sewer. There's not one out there. So, they're all going to be individual wastewater systems.

Mr. Payne: I've got, well, the property adjacent to it, it's 10, 10, 10, 10. And then I don't know about farther on down, but everybody's got the bigger lots. which, I mean, if they don't want the big ones, I understand, but, I mean, it's right there. They're just delighted how they want because multiple families want the property.

Mr. Antey: Anyone else have any comments or questions concerning this application?

Linda Sullivan, 810 North Burnley Road. My question is, what do they do with all the drainage? Because I know the house just to the west of there has a lot of water issues, and the road fills up with water down there in the ditches all the way.

Mr. Antey: I will tell you that if they add turf grass, okay, and like a lawn that, you know, you mow every week and all that stuff, When you add turf grass, it not only holds more rainwater, but it also slows down what does runoff. So it's kind of like a sponge. It's kind of like if you open your faucet onto a sponge, it's going to soak up, and then it's going to slowly come out of that sponge. So usually with the addition of turf grass, that will more than compensate for any roof lines or whatever.

Ms. Sullivan: Some sort of mediation to help protect the houses to the west of there?

Mr. Antey: Well, they can't make the problem worse. That's basically the...

Ms. Sullivan: I was kind of worried about if they start putting asphalt. Is this going to be an HOA eventually?

Mr. Antey: I have no idea, but we're not with us. We have nothing to do whether it's an HOA or anything like that.

Ms. Sullivan: Okay, that's kind of what I was wondering. All right.

Mr. Antey: Does anyone else have any concerns?

Russell Estep. I live on 803 North Burnley Road. What Linda was talking about was the way the water runs off. There are no ditches left on Heidelberger Road. They've all filled in. They just finally asphalted the road. So, where they're building at now, there isn't a ditch there for the water to go. The existing property that butts up against it, they have a berm they built up, somebody did, to hold the water to get to it from getting up closer to their house, I believe. But that ditch in front of their house where there's no ditch holds water for days. And it comes across the road and meets up that road. So two more like that, I mean, unless they're going to do the ditch.

Mr. Antey: And that might be something that you talked to the county public works department about. You know, when you said they asphalted your road, I'm like, wow, aren't you lucky? But the thing about that, you know, a lot of times the squeaky wheel gets greased. So, you know, you can be persistent on that and stuff like that.

Mr. Chapman: Referring to the water coming down, we live right next to the creek, and I've got like two tiers. My house is up here and here. Well, when it floods, sometimes it gets clear up to that upper tier, so if this creates more water flow. It shouldn't. Then it would get up to my house, and if it gets up to the upper level, then it's going to get into my house. I never really thought about that being more water. I wouldn't think it would be, but if it's properly maintained.

Mr. Antey: Yeah, normally in these cases, the runoff slows down and holds more, so you get less and slower with the addition of turf grass.

Any other comments on this application?

Brad Mershon, 31209 East Heidelberger Road. So we're right across the road from that there, and what kind of houses can they put up there? We don't want trailer houses or stuff like that.

Mr. Antey: You know, that's not up to us as far as that. It would have to be a house that they get a building permit for a single family, and it would have to go through the meet all the codes of the county.

Mr. Diehl: The types of structures? We don't control that. We didn't control anybody's house when they were built. It would be up to the developer or whoever to impose private restrictions that say no trailers, no tents, you know, you can't paint it swimming pool blue, stuff like that? The county doesn't control those. The developer would impose those.

Mr. Antey: Thank you. Anyone else? We've got somebody else here.

Gary Metzger, 25316 East 30th Street South, in Blue Springs, Missouri.

I just wanted to assure the last person that spoke that I'm the prospective buyer of the farther on the west side. And no, there will not be a trailer house. I just wanted to assure you that's all I needed to say.

Mr. Antey: Okay. Thank you. Anyone else have any questions, comments? Seeing none, I would entertain a motion to go under advisement.

Mr. Moreno moved to take under advisement. Ms. Ryerkerk seconded.

All those in favor of going under advisement?

All those opposed, we are under advisement. Any questions, comments?

Discussion under advisement

Mr. Crawford: Question for Randy. Did you witness this lack of ditching out there?

Mr. Diehl: There is a ditch out there that's full of weeds because I fell down in it when I was posting the sign. We could pass that information on to the road and bridge facility and see if we get any response. But if they were cleaned out, I'm sure that would help the water flow because they are full of weeds and stuff.

Mr. Crawford: These are about approximately six-acre tracks. Is that correct? The surrounding area, is there any zoning like this right now?

Mr. Diehl: All the green. Yeah, if you look at that. That bunch was in a mile or so down there.

Mr. Antey: Yeah. Well, and then you've got these that are actually quite a bit smaller to the north there.

Mr. Diehl: Yeah, those are the ones that were created prior to '95. Yeah, they're legal nonconforming.

Mr. Crawford: Everything else is 10 acres, is that correct?

Mr. Diehl: Well, everything else is AG. There are grandfathered tracks that are smaller.

Mr. Antey: All those are smaller. Everything else, you know, in green has been residential ranchette, and everything that's blank there is 10 minimum.

Mr. Crawford: And so there's actually some pre-existing non-compliant, to the north. Two or three acres, it looks like.

Mr. Diehl: I would put more color coding to show the platted lots that were prior to '95, but then the map gets busy.

Mr. Antey: Any other comments from the Commission? I would like to say I appreciate the comments, both for and against or questions concerning this rezoning. That's how the process is supposed to work. I would entertain a motion.

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

Mr. Farrar:	Approve
Ms. Ryerkerk:	Approve
Mr. Moreno:	Approve
Mr. Crawford:	Approve
Mr. Smead:	Approve
Mr. Monaco:	Approve
Mr. Barton:	Approve
Chairman Antey:	Approve

Motion Carried 8 – 0

STAFF REPORT

PLAN COMMISSION

July 16, 2026

RE: RZ-2026-718

Applicant: B1NZ, LLC

Location: 31700 block of Heidelberger Road.

Area: 11.52 ± acres

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

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Respectfully submitted,

Jackson County Public Works
Development Division
Randy Diehl, Administrator

Jackson County, MO

Jackson County, MO

AG

AG

AG

RR

AG

N BUCKNER TARSNEY RD

AG

RR

AG

AG

E SUNDOWN VALLEY RD

E HEIDELBERGER RD

RS

AG

AG

AG

RR

RZ-2026-718

Property Owners Within 185 feet

parcel	owner	address	city	state	zip
19-900-01-03-00-0-00-000	FAR MER SHON INC	13870 RIVERVIEW DR	WELLINGTON	MO	64097
19-900-01-03-01-0-00-000	FAR MER SHON INC	13870 RIVERVIEW DR	WELLINGTON	MO	64097
19-400-03-12-01-0-00-000	LEAVELL MICHAEL S & AMY J	PO BOX 139	BUCKNER	MO	64016-0139
19-400-04-30-00-0-00-000	B1NZ LLC	1537 S MAYWOOD AVE	INDEPENDENCE	MO	64052



Jackson County
Public Works Department-Development Division

303 West Walnut Street
Independence MO 64050
Jacksongov.org

July 1, 2026

RE: Public Hearing; RZ-2026-718
B1NZ, 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 B1NZ, LLC for a change of zoning from District AG (Agricultural) on 11.52 ± acres to District RR (Residential Ranchette). The purpose is to create two single-family lots in the 31700 block of Heidelberger Road.

The public hearing on this matter will be held by the Jackson County Plan Commission on Thursday, July 16, 2026, 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 Planning and Development Division at 881-4577.

Sincerely,

Jackson County Public Works
Development Division
Randy Diehl, Administrator

Phil LeVota, County Executive

**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-

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: B1NZ, LLC (Diane Jordison, Manager)
Address: 1537 S Maywood Ave
Independence MO 64052
Phone: (561) 570-1047
 - b. Owner(s) Name: B1NZ, LLC (Diane Jordison, Manager)
Address: 1537 S Maywood Ave
Phone: Independence MO 64052
 - c. Agent(s) Name: _____

Address: _____

Phone: _____

- d. Applicant's interest in Property: owner
2. General location (Road Name) E Heidelberger Rd (approx. 1/2 mile west of N Buckner Tarsney Rd)
3. Present Zoning Agricultural (AG) Requested Zoning Residential Ranchette (RR)
4. AREA (sq. ft. / acres) 11.52 acres
5. Legal Description of Property: (Write Below or Attached 9)
Please see attached description.
6. Present Use of Property: agricultural
7. Proposed Use of Property: single-family residential
8. Proposed Time Schedule for Development: 2027 and 2028
9. What effect will your proposed development have on the surrounding properties?
minimal or no effect
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 local municipal ; no effect
- b. Sewage disposal septic systems to be installed
- c. Electricity local municipal ; no effect
- d. Fire and Police protection Fort Osage Fire and Jackson County Sheriff ^{no effect}
12. Describe existing road width and condition: approx. 22 feet ; excellent condition

13. What effect will proposed development have on existing road and traffic conditions? minimal or none

14. Are any state, federal, or other public agencies approvals or permits required for the proposed development? Jackson County Public Works Department

If so, describe giving dates of application and status (include permit numbers and copies of same, if issued): A preliminary plat application was submitted on

April 30, 2026 to the Director for approval, and is now pending.

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

Property Owner(s)

[Signature]
Manager

Date

5-26-26

Applicant(s):

[Signature]
Manager

5-26-26

Contract Purchaser(s):

STATE OF MISSOURI
COUNTY OF JACKSON

On this 26th day of MAY, in the year of 2026, before me
the undersigned notary public, personally appeared Barbra Jordison

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

3/2/2029

BARBRA JORDISON
NOTARY PUBLIC - NOTARY SEAL
STATE OF MISSOURI
MY COMMISSION EXPIRES MARCH 2, 2029
JACKSON COUNTY
COMMISSION #17014837

BARBRA JORDISON
NOTARY PUBLIC - NOTARY SEAL
STATE OF MISSOURI
MY COMMISSION EXPIRES MARCH 2, 2029
JACKSON COUNTY
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NOTARY PUBLIC - NOTARY SEAL
STATE OF MISSOURI
MY COMMISSION EXPIRES MARCH 2, 2029
JACKSON COUNTY
COMMISSION #17014837

SHADOW
RIDGE
ESTATES

VALLEY

E HEIDELBERGER RD

31209

31502

31209

31404

Scale: 1/2" = 1/2'

