

Request for Legislative Action

Completed by County Counselor’s Office			
Action Requested:	Ordinance	Res.Ord No.:	5832
Sponsor(s):		Legislature Meeting Date:	2/19/2024

Introduction
Action Items: ['Authorize']
Project/Title:
RZ-2024-670 – Jacob Davis & Heather Schmidlein

Request Summary
<p>Requesting a change in zoning from District LB-p (Local Business-Planned) to District LI-p (Light Industrial-Planned) on 9.43 ± acres for a self-storage facility at 13513 S. Sam Moore Road. 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 January 18, 2024, and accepted testimony pertaining to the rezoning request. There was no opposition to the request. The Plan Commission voted 5 to 0 to recommend <u>APPROVAL</u> to the County Legislature.</p>

Contact Information			
Department:	Public Works	Submitted Date:	1/31/2024
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 1/31/2024. Comments:

Approved by Department Approver Lisa Honn on 2/2/2024 12:04:13 PM. Comments: Approving for B Gaddie due to a technical issue. lh

Not applicable by Purchasing Office Approver Lisa Honn on 2/2/2024 12:14:02 PM. Comments: Approving for C Reich due to technical issue. lh

Approved by Compliance Office Approver Ikeela Alford on 2/2/2024 12:24:11 PM. Comments:

Approved by Budget Office Approver David B. Moyer on 2/2/2024 12:33:30 PM. Comments:

Approved by Executive Office Approver Sylvya Stevenson on 2/2/2024 1:09:40 PM. Comments:

Approved by Counselor's Office Approver Jamesia Manning on 2/15/2024 12:38:48 PM. Comments:

RP-2024-670

ATTACHMENT 1: PROPERTY DESCRIPTION

Description:

Lot 1, Greeson Greenhouse, a subdivision in Jackson County, Missouri

RP-2024-670

ATTACHMENT 2: ZONING SUPPORT DOCUMENTATION

Attachments

Plan Commission Public Hearing Summary from January 18, 2024

Staff Report

Zoning map of surrounding area

Names and addresses of surrounding property owners

Letter to surrounding property owners

Application

Aerial of location

Site Plan

Randy Diehl gave the staff report:

RE: RP-2024-670

Applicant: Jacob Davis & Heather Schmittlein

Location: 13513 S. Sam Moore Road

Area: 9.43 ± acres

Request: Change of zoning from District LB (Local Business-Planned) to District LI-p (Light Industrial-Planned)

Purpose: The purpose is for a self-storage facility.

Current Land Use and Zoning in the Area:

The zoning in the area is Agricultural and Residential with land use being single family residences.

Directly to the East in Light Industrial-Planned which is the trailer storage lot for the fire works business. The business itself inside Johnson County. The former Bynum Winery was directly across the road.

This is the location of the former Greeson Greenhouses which has been closed for several years.

The applicants are planning for a self-storage facility at this location. All improvements will be subject to the design standards of the Unified Development Code. This would include hard surface parking requirements, which would include necessary ADA spaces required by the UDC, as well as any storm water retention/detention.

The property is already platted as a lot within Greeson's Greenhouses.

County Plan:

The County Plan Development Diagram illustrates this area within the Rural Development Tier (RDT).

Recommendation:

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

Staff recommends APPROVAL of RP-2024-670.

Respectfully submitted,

Jackson County Public Works
Development Division
Randy Diehl, Administrator

Mr. Lake: Where exactly is this at?

Mr. Diehl: Greeson's Greenhouse. The business closed about four years ago after Mr. Greeson passed away.

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

There were none.

Mr. Antey: *Is the applicant here?*

Scott Tanner: I am owners' representative.

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

Mr. Tanner: We plan on having a fence, a septic system and stormwater detention. The stormwater then drains to the west. There are plans for hard surface parking, and an office building open during business hours.

Mr. Antey: How many buildings and units?

Mr. Tanner: On the West side will be self-storage and to the East will be RV and boat storage.

Ms. Ryerkerk: Will there be landscaping?

Mr. Tanner: Yes, yes do have a landscaping plan. Those requirements are set forth in the Unified Development Code.

Jacob Davis: We will have a coded entry into the facility.

Ms. Ryerkerk: What's the topography like?

Mr. Tanner: The ground rises going East.

Mr. Farrar: Did you canvas the neighborhood? Are there any objections from the adjacent properties?

Mr. Davys: No, we haven't heard anything from the neighborhood.

Mr. Crawford: What type of landscaping are you proposing?

Mr. Tanner: They already have some trees planted for that. We'll screen the north and south sides with evergreens.

Mr. Davys: We'll try and keep some consistency with the property to the East.

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

Discussion under advisement

Mr. Crawford moved to approve. Mr. Lake seconded.

Mr. Lake	Approve
Mr. Farrar	Approve
Mr. Crawford	Approve
Ms. Ryerkerk	Approve
Chairman Antey	Approve

Motion Carried 5 – 0

STAFF REPORT

PLAN COMMISSION

January 18, 2024

RE: RP-2024-670

Applicant: Jacob Davis & Heather Schmidlein

Location: 13513 S. Sam Moore Road

Area: 9.43 ± acres

Request: Change of zoning from District LB (Local Business-Planned) to District LI-p (Light Industrial-Planned)

Purpose: The purpose is for a self-storage facility.

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The property is already platted as a lot within Greeson's Greenhouses.

County Plan:

The County Plan Development Diagram illustrates this area within the Rural Development Tier (RDT).

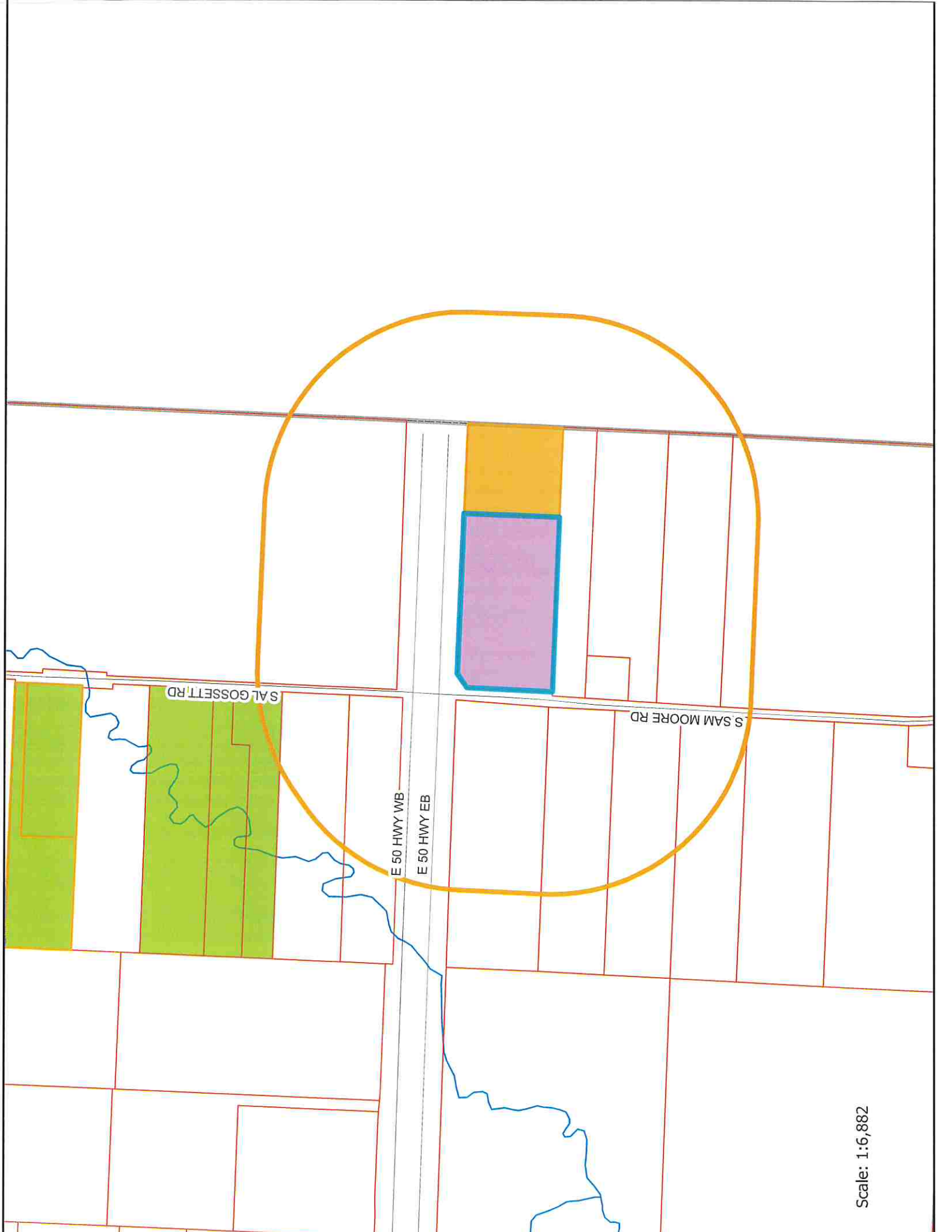
Recommendation:

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

Staff recommends APPROVAL of RP-2024-670.

Respectfully submitted,

Jackson County Public Works
Development Division
Randy Diehl, Administrator



SAL GOSSETT RD

S SAM MOORE RD

E 50 HWY WB

E 50 HWY EB

Scale: 1:6,882

RP-2023-670

Property Owners Within 1000 feet

parcel	owner	address	city	state	zip
74-100-04-14-00-0-00-000	BURL GREGORY S & NICOLE F	13718 S SAM MOORE RD	LONE JACK	MO	64070
74-100-04-02-00-0-00-000	BYNUM ENTERPRISES LTD	13520 S SAM MOORE RD	LONE JACK	MO	64070
74-100-04-10-00-0-00-000	BYNUM ENTERPRISES LTD	9910 S MUNRO RD	LONE JACK	MO	64070
74-100-04-01-01-0-00-000	C C K LLC	1733 NE PARKWOOD DR	LEES SUMMIT	MO	64014
74-100-04-12-00-0-00-000	C C K LLC	1733 NE PARKWOOD DR	LEES SUMMIT	MO	64014
74-100-01-01-00-0-00-000	CHAMNESS ROBERT M TRUSTEE	1993 NW US 50 WEST	LONE JACK	MO	64070
74-100-01-10-00-0-00-000	D BOSWELL REALTY LLC	15922 S EVANS RD	PLEASANT HILL	MO	64080
74-100-04-05-01-0-00-000	HARRIS TODD W & ELLIE M	13717 S SAM MOORE RD	LONE JACK	MO	64070
74-100-04-17-00-0-00-000	LARIVIERE LUCINDA	9414 LESLIE AVE	KANSAS CITY	MO	64139
74-100-04-15-00-0-00-000	LIAMS JONATHAN	13708 S SAM MOORE RD	LONE JACK	MO	64070
74-100-01-09-00-0-00-000	PIPES BRIAN K	13408 S AL GOSSETT RD	LONE JACK	MO	64070
74-100-04-11-00-0-00-000	SCHNEPF MICHAEL J & BARBARA L TRUST	13703 S SAM MOORE RD	LONE JACK	MO	64070
74-100-04-16-00-0-00-000	SELDOMRIDGE BROOKE	1973 NW 100 RD	KINGSVILLE	MO	64061
74-100-01-08-01-2-00-000	TERRY JOHN W & LINDA D	13322 S AL GOSSETT RD	LONE JACK	MO	64070
74-100-04-13-00-0-00-000	GREESON CHARLES A & JACQUELINE R	39903 E BOSWELL RD	LONE JACK	MO	64070



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 3, 2024

RE: Public Hearing: RZ-2024-670
Jacob Davis & Heather Schmittlein

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 Jacob Davis & Heather Schmittlein for a change in zoning from District AG (Agricultural) to District LI-p (Light Industrial-Planned) on 9.43 ± acres for a self-storage facility at 13513 S. Sam Moore 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 1000' of the subject property.

The public hearing on this matter will be held by the Plan Commission on Thursday, January 18, 2024 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,

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
PLANNED DEVELOPMENT ZONING APPLICATION**

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. Provide Site Development Plan and supporting documentation as provided in UDC Section 24003.18 paragraph e (See Item 14).
6. A signed statement by applicant that applicant understands and agrees that rezoning granted under this section may be revoked should actual use of the property deviate materially if planned development is granted.
7. The filing fee (non-refundable) must accompany application.
(Check payable to Manager of Finance)
\$350.00 - Change of Zoning to Residential / Planned Development
\$500.00 - Change of Zoning to Commercial or Industrial / Planned Development

TO BE COMPLETED BY OFFICE PERSONNEL ONLY:

Rezoning Case Number RP- 2024-~~659~~ 670
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: Heather Schmidlein & Jacob Davis
Address: PO Box 216, Mission, KS 66201
Phone 913 231 6067
 - b. Owner(s) Name: Jacqueline R Greeson
Address: 3013 SW 30TH CT, Blue Springs, MO 64015

Phone: _____

c. Agent(s) Name: _____

Address: _____

Phone: _____

d. Applicant's interest in Property: Contract Purchaser

2. General Location (Road Name) Sam Moore RD & HWY 50

3. Present Zoning LB-p Requested Zoning LI

4. AREA (sq. ft. / acres) 9.43

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

GREESON GREENHOUSES---LOT 1

6. Present Use of Property: Nursery/Vacant Land

7. Proposed Use of Property: Storage Unit Facility

8. Proposed Time Schedule for Development: 4-5 Months

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

Minimal

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 15
- b. Sewage disposal N/A
- c. Electricity Evergy
- d. Fire and Police protection Lone Jack Fire District / Sheriff

12. Describe existing road width and condition: Paved

13. What effect will proposed development have on existing road and traffic conditions? Minimal, similar to prior use

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

15. **PLANNED ZONING APPLICATION SHALL INCLUDE SITE DEVELOPMENT PLAN:**

An accurate, legible site plan, drawn to scale and containing the following information:

- a. the legal description of subject property;
- b. the limits, dimensions, and square footage/acreage of property and the development of property adjacent to the area within three hundred (300) feet;
- c. the topography in intervals no greater than ten (10) feet;
- d. general location and width of all proposed streets and public rights-of-way, such as pedestrian ways and easements.
- e. entrances and exits from streets or indication of the criteria for entrance and exit

placement;

- f. proposed building layout illustrating the front, side and rear building setback lines.
- g. proposed use of buildings, or a description of the proposed uses by type, character, and intensity;
- h. location and amount of parking or loading, or indication of the proposed parking and loading ratio and the location criteria;
- i. location, type, and size of signs, or indication of the criteria for location, type and size of signs.

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) _____	_____
Applicant(s): <u>Heather Schmittlein</u>	<u>12-6-23</u>
<u>Jacob Davis</u>	<u>12/6/23</u>
Contract Purchaser(s): _____	_____
_____	_____

STATE OF Kansas
COUNTY OF Johnson

On this 6th day of December, in the year of 2023, before me the undersigned notary public, personally appeared Heather Schmittlein
Jacob Davis

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 Josh Medrano

Commission Expires 11/1/27



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)

Jacqueline Greeson

12/6/2023

Applicant(s):

Contract Purchaser(s):

STATE OF Missouri
COUNTY OF Jackson

On this 6th day of December, in the year of 2023, before me the undersigned notary public, personally appeared Jacqueline Greeson

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

Reannon Leshea McClain

Commission Expires

11/12/2025





E 50 HWY, WB

E 50 HWY, EB

SAL COSETT RD

S SAM MOORE RD

Copyright © ClearMap, 2015

Scale: 1:1,804

Rev.	Date	Description	By	App.



Prepared For:

K&D STORAGE

SITE LAYOUT

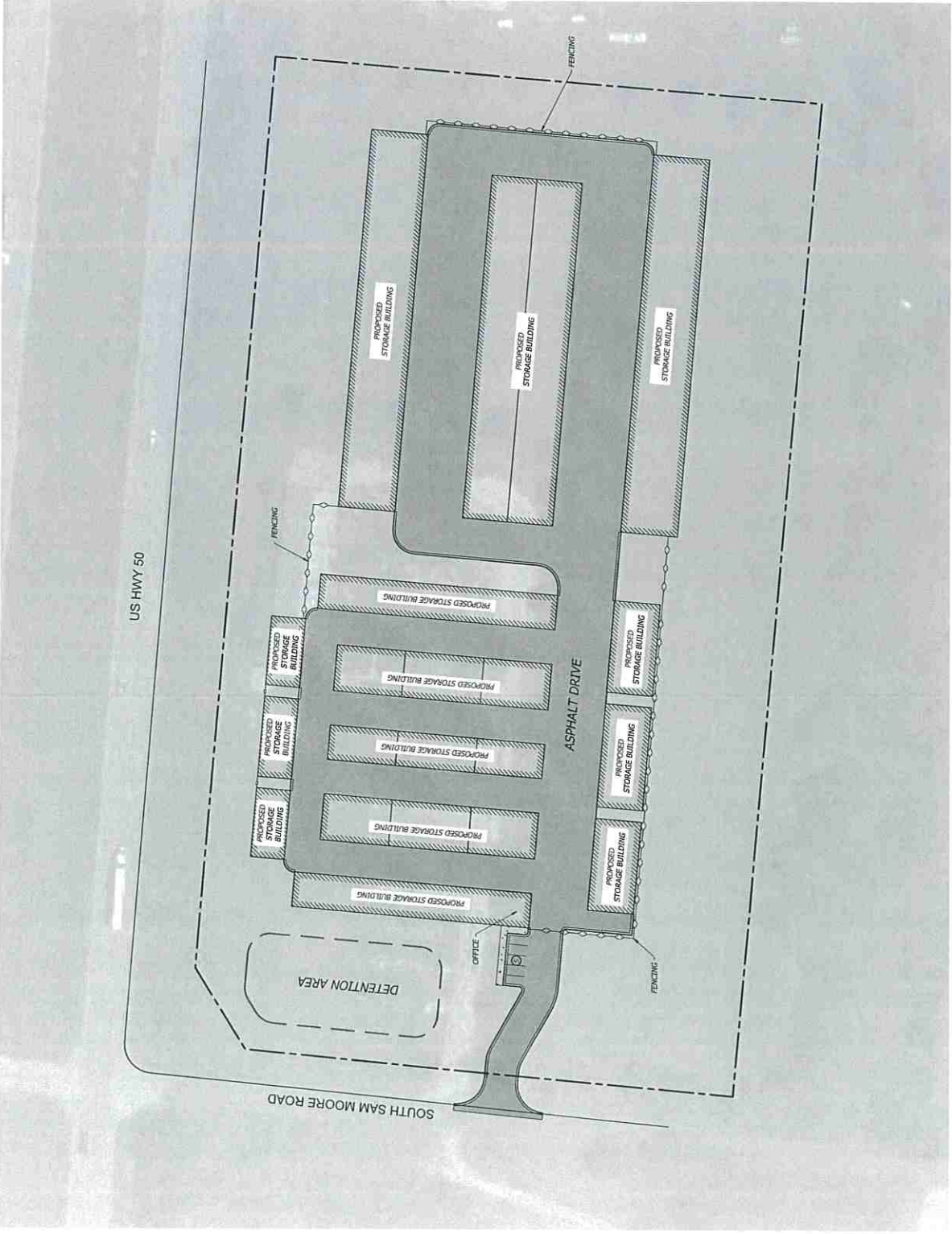
Sheet: **C1.0**

Project Number:

Issue Date:

Drawn:

Checked:



- SITE LEGEND:**
- PROPOSED BUILDING
 - MEDIUM DUTY ASPHALT PAVEMENT
 - CONCRETE SIDEWALK
 - PAVING STALL CURB
 - CURB WITH NO GUTTER
 - STANDARD CURB & GUTTER