

RZ-2026-715

ATTACHMENT 1: PROPERTY DESCRIPTION

Description:

Part of the Northeast Quarter of Section 16, Township 47, Range 29, Jackson County, Missouri, more particularly described as follows: Beginning at the Northeast corner of said Northeast Quarter of said section 16; thence South 02 degrees 15 minutes 55 seconds West, along the East line of said Quarter, a distance of 897.00 feet; thence North 87 degrees 53 minutes 06 seconds West, along the North line of "Lone Jenny Farms" a subdivision in Jackson County Missouri, and its projection east, a distance of 1683.90 feet, to the Northwest corner of said "Lone Jenny Farms"; thence North 30 degrees 15 minutes 15 seconds East, a distance of 695.03 feet; thence along a curve to the left, tangent to the last described course, with a radius of 317.00 feet, and an arc length of 115.78 feet; thence North 9 degrees 19 minutes 39 seconds East, a distance of 89.13 feet; thence along a curve to the right, tangent to the last described course, with a radius of 100.00 feet, and a length of 144.61 feet; thence South 87 degrees 48 minutes 59 seconds East, along the North line of said Quarter, a distance of 1212.99 feet, to the Point of Beginning. containing 1,307,010 square feet or 30.00 acres, more or less.

RZ-2026-715

ATTACHMENT 2: ZONING SUPPORT DOCUMENTATION

Attachments

Plan Commission Public Hearing Summary of May 21, 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-2026-715

Applicant: Clay Cumberford & Clayton Cumberford

Location: 40107 E. Lorenze Road

Area: 25.00 ± acres

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

Purpose: The purpose is to create 5 single-family lots.

Current Land Use and Zoning in the Area:

The zoning in the area is Agricultural and Residential. The land use is primarily single-family homes.

There are 5 developments in the vicinity with District RR zoning.

The East 5 acres was rezoned in 2006 in anticipation of a one lot subdivision. That plat was never finalized.

A new preliminary plat has been filed and is under review.

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 RZ-2026-715, and the Preliminary Plat, Herron's Pond.

Respectfully submitted,

Jackson County Public Works
Development Division
Randy Diehl, Administrator

Clay and Clayton Cumberford at 40107 E. Lorenze Road on 25 acres.

The purpose is to create five single-family lots.

The zoning in the area is agricultural, residential, and uses primarily single-family homes.

There are three developments in the vicinity with RR zoning. The East 5 acres of the applicants was re-zoned in 2006 in anticipation of a one-lot subdivision. That plat was never finalized. And that's on the very far right of the county line, the little green spot right there next to the cross hatched portion.

A new preliminary plat has been filed and is under review. The existing house will be on an eight, nine-acre lot, and then that will be four other five-acre lots created out of all this. This is in the urban development tier, and staff recommends approval of RZ-2026-715.

Mr. Smead: So this is really more than 25 acres?

Mr. Diehl: YEs. The rezoning is for 25 acres. The other five has already been rezoned. It was done in 2004, but then they never filed a plan. The applicant wants to finish it all. So, we don't have to rezone the east five acres. It's already done. Gotcha.

Being the pedantic one, on the agenda it says 24 acres, and you said 25. For a ranchette, don't we need to be five acres? So how I'm going is 24 divided by 5 falls short. But they're 4.8, 4.9, 8. I thought we needed to be five acres. They're all going to be five acres. There's a copy of the plat in the back of the package. I didn't print all of it. Yeah. So we've got a five, a five, a five, a five, and a nine. Oh, okay. So they're all five or more. Yeah, they're going to be all minimum of five acres. Okay. Thank you. It's just there's more acreage for the plat than there is for the rezoning request. Okay.

Mr. Antey: Okay, any other questions for Randy? Is the applicant present today?

Clayton Cumberford: 2002 South Broadway, Hill Grove, Missouri.

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

Mr. Cumberford: No, I mean, the total ground is 30 acres. The other five on that side had already been split. in 2004 or 6, something like that. So yeah, we're just trying to rezone the rest of the property.

Mr. Antey: Are there any questions for the applicant? Is there anyone 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 questions concerning this application.

Mr. Monaco moved to take under advisement. Mr. Moreno seconded.

Mr. Antey: All those in favor of going under advisement? Aye. All those opposed? We are under advisement.

Mr. Antey: I think the confusion was cleared up for me as far as the acreage and size.

Mr. Monaco: Move approval.

Mr. Smead: Second.

Mr. Antey: And seconded. May we have a roll call vote, please?

Ms. Ryerkerk: Approve

Mr. Moreno: Approve

Mr. Smead: Approve

Mr. Monaco: Approve

Mr. Lock: Approve

Mr. Barton: Approve

Chairman Antey: Approve

Motion Carried 7 – 0

STAFF REPORT

PLAN COMMISSION

May 21, 2026

RE: RZ-2026-715

Applicant: Clay Cumberford & Clayton Cumberford

Location: 40107 E. Lorenze Road

Area: 25.00 ± acres

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

Purpose: The purpose is to create 5 single-family lots.

Current Land Use and Zoning in the Area:

The zoning in the area is Agricultural and Residential. The land use is primarily single-family homes.

There are 3 developments in the vicinity with District RR zoning.

The East 5 acres was rezoned in 2006 in anticipation of a one lot subdivision. That plat was never finalized.

A new preliminary plat has been filed and is under review.

County Plan:

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

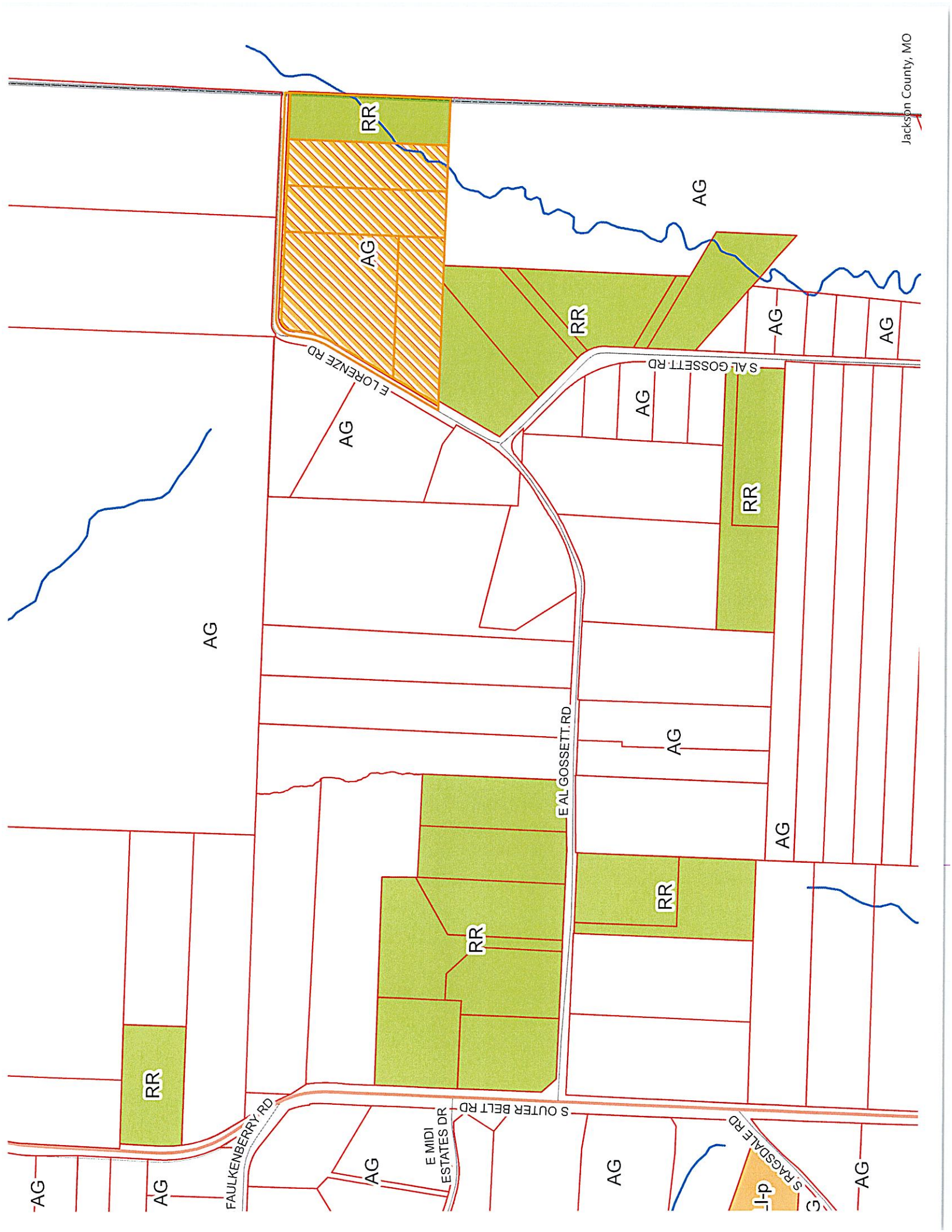
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Respectfully submitted,

Jackson County Public Works
Development Division
Randy Diehl, Administrator



RZ-2026-715

Property Owners Within 1000 feet

parcel	owner	address	city	state	zip
57-600-04-06-00-0-00-000	LOFTIS PHILLIP C	40300 E LORENZE RD	LONE JACK	MO	64070
57-700-01-28-00-0-00-000	FARRELL TYLER	12600 S AL GOSSETT RD	LONE JACK	MO	64070
57-700-01-34-00-0-00-000	LEATH JAMES E JR & M MAXINE-TR	9301 E 63RD ST	RAYTOWN	MO	64133
57-700-01-33-00-0-00-000	LEATH JAMES E JR & M MAXINE-TR	9301 E 63RD ST	RAYTOWN	MO	64133
57-700-01-16-02-1-00-000	LEATH JAMES E JR & M MAXINE-TR	9301 E 63RD ST	RAYTOWN	MO	64133
57-700-01-30-00-0-00-000	MATHEWS CLAUDE L & DAWN	12514 S GOSSETT RD A1	LONE JACK	MO	64070
57-700-01-29-00-0-00-000	MATHEWS CLAUDE L & DAWN	12514 S GOSSETT RD A1	LONE JACK	MO	64070
57-700-01-14-00-0-00-000	BRESHEARS ALLEN VOYN & ANN B TRUSTEES	1894 NW 800	LONE JACK	MO	64070
57-700-01-15-00-0-00-000	BITNER MATTHEW & PAMELA	PO BOX 173	KINGSVILLE	MO	64061
57-600-04-05-00-0-00-000	GOODSON PHILIP SETH & TARAH MARIE	40108 E LORENZE RD	LONE JACK	MO	64070
57-700-01-18-00-0-00-000	SUTHERLAND LAWRENCE & JOANNE	P O BOX 184	LONE JACK	MO	64070
57-700-01-06-00-0-00-000	MCCOMB RICHARD	39710 E AL GOSSETT RD	LONE JACK	MO	64070
57-700-01-22-00-0-00-000	DALE JOHN & TINA	39906 E LORENZE RD	LONE JACK	MO	64070
57-700-01-23-00-0-00-000	TONKA K CALLAWAY REVOCABLE TRUST	39900 E LORENZE RD	LONE JACK	MO	64070
57-700-01-07-00-0-00-000	VINCENT A WOSKA & JULIE A WOSKA TRUST	39700 E AL GOSSETT RD	LONE JACK	MO	64070
57-700-01-08-00-0-00-000	LONE JACK HISTORICAL SOCIETY	PO BOX 34	LONE JACK	MO	64070
57-700-01-32-00-0-00-000	LEATH JESSE A	12509 S AL GOSSETT RD	LONE JACK	MO	64070
57-700-01-31-00-0-00-000	LEATH JAMES E III & MARTHA J	12417 S AL GOSSETT RD	LONE JACK	MO	64070
57-600-03-08-00-0-00-000	MIDWEST NATIONAL HOLDINGS LLC	1120 EAGLE RIDGE BLVD	GRAIN VALLEY	MO	64029
57-700-01-16-01-0-00-000	CUMBERFORD REVOCABLE TRUST	2002 S BROADWAY	OAK GROVE	MO	64075



Jackson County
Public Works Department-Development Division

303 West Walnut Street
Independence MO 64050
Jacksongov.org

May 6, 2026

RE: Public Hearing; RZ-2026-715
Clay Cumberland (Cumberland Revocable Trust)

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 Clay Cumberland for a change of zoning from District AG (Agricultural) on 24.00 ± acres to District RR (Residential Ranchette). The purpose is to create five single family lots at 40107 E. Lorenze Road.

The public hearing on this matter will be held by the Jackson County Plan Commission on Thursday, May 21, 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
DO NOT PRINT DOUBLE SIDED**

BEGIN APPLICATION HERE:

22-2026-715

The LEGAL OWNER(s) of the property must be signatory to this application.
Applications will not be accepted to move forward without the proper signatories.
Verification of ownership will be made using the Tax Rolls and the Recorder of Deeds database.

1. Owner(s):

- a. Legal Owner of Property: Clay Cumberland
Current Mailing Address: 2002 S Broadway, OAK Grove MO 64075
Phone: 816-935-8661 email: claycumberland@gmail.com
- b. Applicant (If different from the legal owner) Clayton Cumberland
Current Mailing Address: 2002 S Broadway, OAK Grove, MO 64075
Phone: 816-918-8810
Email: cumberland@yahoo.com

2. Location: 40107 E LORENZE
Lone Jack, MO 64070

3. Present Zoning A Requested Zoning RR

4. AREA (sq. ft. / acres) 30 Acres

5. Legal Description of Property: (Attach copy of Deed or legal description)

6. Present Use of Property: Residential / AG

7. Proposed Use of Property: Residential Family Home

8. Proposed Time Schedule for Development: Spring Residential Lots

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 which provides the following services:

- a. Water Provider Public Water Supply District #15
- b. Sewage disposal: Onsite Waste Water Public Sewer
- c. Electricity West Central
- d. Fire protection Low Jack Fire Protection District
- e. Police Protection Jackson County Sheriff

12. Describe existing road width and condition: Chip & Seal 20'

13. What effect will proposed development have on existing road and traffic conditions? NONE

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): _____

The LEGAL OWNER(s) of the property must be signatory to this application.
Applications will not be accepted to move forward without the proper signatories.
Verification of ownership will be made using the Tax Rolls and the Recorder of Deeds database.

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) Clay Cumberland 4/7/2026
Clay Cumberland 4/7/26

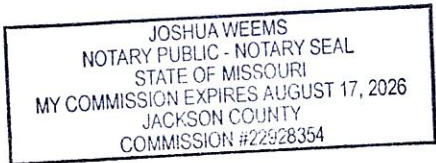
STATE OF Missouri
COUNTY OF Jackson

On this 7th day of April, in the year of 2026, before me
the undersigned notary public, personally appeared Clayton Cumberland and
Clay Cumberland

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 8/17/2026





**THE PRELIMINARY PLAT OF
HERRON'S POND
PART OF THE NE1/4,
SEC.16-147-R29
A SUBDIVISION IN JACKSON COUNTY, MISSOURI**

DEFINITION:
THE UNDERSIGNED PROPRIETOR OF THE ABOVE DESCRIBED PLAT HAS CAUSED THE SAME TO BE SUBDIVIDED BY THE MANNER AS SHOWN ON THE ACCOMPANYING PLAT, WHICH SUBDIVISION AND PLAT SHALL HEREAFTER BE KNOWN AS "HERRON'S POND."

PLAT DESCRIPTION:
THE UNDERSIGNED PROPRIETOR OF SECTION 16, TOWNSHIP 47, RANGE 29, JACKSON COUNTY, MISSOURI, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE NORTHEAST CORNER OF SAID SECTION 16, THENCE SOUTH 27°53' BEGINNING ALONG THE NORTH LINE OF "LONE JENNY FARMS" A SUBDIVISION IN JACKSON COUNTY, MISSOURI, AND ITS PRODUCTION EAST, A DISTANCE OF 1683.00 FEET, TO THE NORTHEAST CORNER OF SAID "LONE JENNY FARMS," THENCE SOUTH 89°39' EAST, A DISTANCE OF 8913 FEET, THENCE ALONG A CURVE TO THE RIGHT, TANGENT TO THE LAST NORTH 93°39' EAST, A DISTANCE OF 317.00 FEET, AND AN ARC LENGTH OF 133.78 FEET, THENCE TO THE EAST, ALONG THE NORTH LINE OF SAID QUARTER, A DISTANCE OF 1212.99 FEET, TO THE POINT OF BEGINNING, CONTAINING 13,010.00 SQUARE FEET OR 30.00 ACRES, MORE OR LESS.

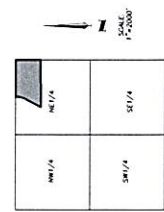
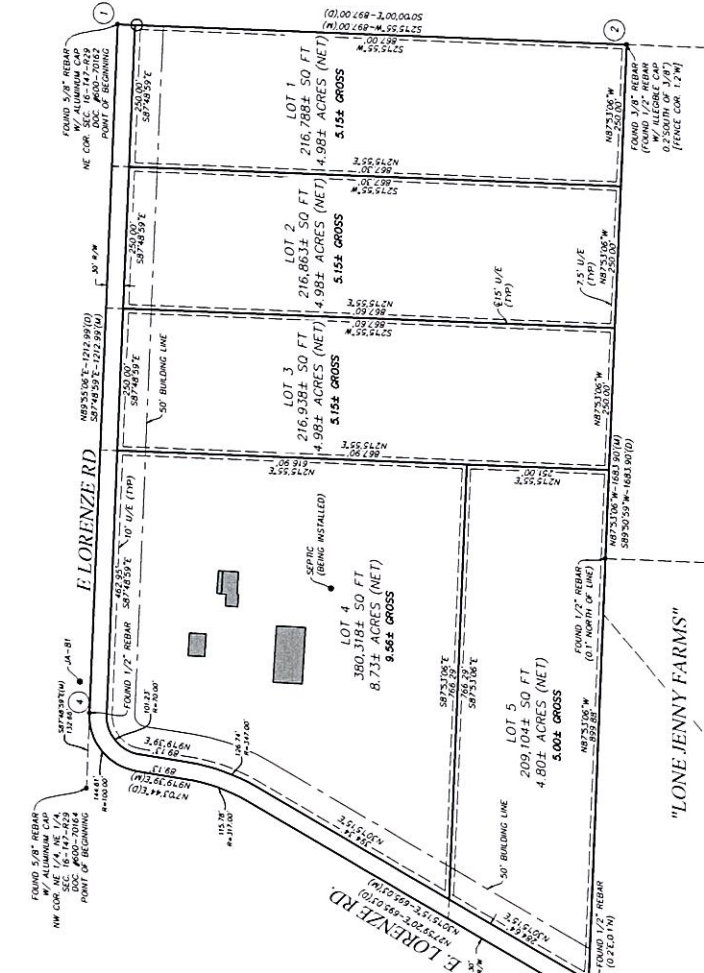
EASEMENTS:
AN EASEMENT OR LICENSE IS HEREBY GRANTED TO JACKSON COUNTY, MISSOURI, TO LOCATE, CONSTRUCT AND MAINTAIN WATER MAINS, SEWER MAINS, POLES AND WIRES ON ALL OR ANY OF THE TRACTS, UNDER AND ALONG THE STRIPS OF LAND MARKED "UTILITY EASEMENT OF 70 FT" CLEAR OF ANY AND ALL OBSTACLES, STRUCTURES OR OTHER OBSTRUCTIONS (EXCEPT DRIVEWAYS, PAVED AREAS, GRASS, SHRUBS AND FENCES) WHICH WOULD INTERFERE WITH (A) THE PROPER SAFE AND CONTINUOUS USE AND MAINTENANCE OR RECONSTRUCTION OF THE FACILITIES LOCATED WITHIN FROM GOING UPON SAID EASEMENTS IN THE EXERCISE OF THE RIGHTS GRANTED BY SAID EASEMENT.

BUILDING LINES:
BUILDING LINES OR SETBACK LINES ARE SHOWN HEREON.

UTILITIES: THEREFORE,
THE UNDERSIGNED PROPRIETORS HAS CAUSED THESE PRESENTS TO BE EXECUTED THIS _____ DAY OF _____ 2026.

CLAYTON CUMBERBORD
STATE OF MISSOURI)
COUNTY OF) JSS
ON THIS _____ DAY OF _____ 2026, BEFORE ME, CLAYTON CUMBERBORD, A SINGLE PERSON, A SINGLE PERSON, AND CLAYTON CUMBERBORD, A SINGLE PERSON, WHO IS PERSONALLY KNOWN TO ME, THE SAME PERSONS WHO OF SAID PERSONS, AND I HAVE KNOWLEDGED THE EXECUTION OF THE SAME.

WITNESSES: THEREFORE,
I HAVE HEREINTO SET MY HAND AND AFFIXED MY NOTARY SEAL IN MY OFFICE, THE DAY AND YEAR LAST WRITTEN ABOVE.
NOTARY PUBLIC _____
MY COMMISSION EXPIRES _____ DATE _____
APPROVED BY JACKSON COUNTY, MISSOURI:
PUBLIC WORKS DEPARTMENT _____ DATE _____
JACKSON COUNTY ASSESSMENT _____ DATE _____



VICINITY MAP
SEC.16-147-R29

GENERAL NOTES:
1. THIS SURVEY WAS CONDUCTED BY THE SURVEYOR IN ACCORDANCE WITH THE MISSOURI SURVEYING ACT AND THE RULES AND REGULATIONS OF THE BOARD OF SURVEYING AND MAPPING.
2. THE SURVEYOR HAS REVIEWED THE RECORDS OF THE PUBLIC RECORDS AND HAS FOUND NO RECORDS WHICH AFFECT THE LAND SHOWN HEREON.
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NO.	DESCRIPTION	DATE
1	RECORDS OF THE PUBLIC RECORDS	1/15/2026
2	RECORDS OF THE PUBLIC RECORDS	1/15/2026
3	RECORDS OF THE PUBLIC RECORDS	1/15/2026
4	RECORDS OF THE PUBLIC RECORDS	1/15/2026
5	RECORDS OF THE PUBLIC RECORDS	1/15/2026

PRELIMINARY
ONWHLER CONTRACTING, LLC
15118 S. HAMILTON RD., GREENWOOD, MO 64034
PHONE: 660-666-4444
WWW.ONWHLERCONTRACTING.COM
E-MAIL: onw@onwcler.com

DATE: 1/15/2026
BY: CLAYTON CUMBERBORD
COUNTY: JACKSON
STATE: MISSOURI

CLIENT: ROBERT LORENZER, JR., 1026 24th ST NW
MARIETTA, GA 30067

PROJECT: HERRON'S POND
JOB NO: 2026-001

DATE: 1/15/2026
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COUNTY: JACKSON
STATE: MISSOURI

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