

RZ-2024-685

ATTACHMENT 1: PROPERTY DESCRIPTION

Description:

That part of the South Half of the Southwest Quarter of Section 11, Township 49, Range 30, Jackson County, Missouri, being more particularly described as follows: Commencing at the Southeast corner of the Southwest Quarter of Section 11; thence North 01 degree 57 minutes 04 seconds East, along the East line of the South Half of the Southeast Quarter of the Southwest Quarter of said Section 11, a distance of 42.60 feet to the North right-of-way line of Truman Road (FF Highway) and the Point of Beginning. Thence North 88 degrees 41 minutes 19 seconds West along said right-of-way, a distance of 981.07 to the Southeast corner of Lot 1, Logeman Estates, a subdivision in Jackson County, Missouri; thence North 01 degrees 22 minutes 31 seconds East, a distance of 617.04 feet, to the Southwest corner of Powell Point, a subdivision in Jackson County, Missouri; thence 88 degrees 47 minutes 26 seconds East, along the South line thereof, a distance of 78.70 feet to the West line of an existing cemetery; thence South 05 degrees 27 minutes 59 seconds East, along said West line, a distance of 43.90 feet, to the South line of said cemetery; thence North 87 degrees 31 minutes 01 seconds East, along said South line, a distance of 64.00 feet, to the East line of said cemetery; thence North 00 degrees 25 minutes 30 seconds West, along said East line, a distance of 39.50 feet, to the South line of said Powell Point; thence South 88 degrees 47 minutes 26 seconds East, along said South line, a distance of 135.86 feet; thence South 01 degrees 57 minutes 04 seconds East, a distance of 617.58 feet to the Point of Beginning.

RZ-2024-685

ATTACHMENT 2: ZONING SUPPORT DOCUMENTATION

Attachments

Plan Commission Public Hearing Summary from September 19, 2024

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-2024-685

Applicant: Steve May

Location: 32906 E. Truman Road

Area: 3.89 ± acres

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

Purpose: The purpose is to create a single-family residential lot.

Current Land Use and Zoning in the Area:

The zoning in the area is Agricultural and Residential.

Land use is single family residences. There are a few tracts in the area that are farmed.

Property sizes range from 3.00 acres to larger tracts.

The applicant wishes to place the existing dwelling on a 3.89-acre lot. The remaining 10.00 acres will remain within District AG and will be shown as Tract A on the plat.

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-2024-685.

Respectfully submitted,

Jackson County Public Works
Development Division
Randy Diehl, Administrator

Mr. Antey: Are there any questions for Randy?

Mr. Crawford: Can you show me the original tract boundaries.

Mr. Lake: What's the total acreage?

Mr. Diehl: Approximately 15 acres.

Ms. Ryerkerk: What's the little cutout at top of the lot?

Mr. Diehl: That is a small cemetery.

Mr. Antey: Is the applicant here?

Steve May: 33003 E. Truman Road.

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

Discussion under advisement

Mr. Horn moved to approve. Mr. Monaco seconded.

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

Motion Carried 8 – 0

STAFF REPORT

PLAN COMMISSION

September 19, 2024

RE: RZ-2024-685

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Respectfully submitted,

Jackson County Public Works
Development Division
Randy Diehl, Administrator



RZ-2024-683

Property Owners Within 300 feet

parcel	owner	address	city	state	zip
22-500-03-34-00-0-00-000	LAND TRUST OF JACKSON COUNTY	4035 CENTRAL S	KANSAS CITY	MO	64111-2207
22-500-03-29-00-0-00-000	CROMWELL VICTORIA J & WILLIAM D	32810 E TRUMAN RD	GRAIN VALLEY	MO	64029
22-500-03-31-00-0-00-000	ERICKSON DOUGLAS C & CAROL J	32909 E PERRY RD	GRAIN VALLEY	MO	64029
22-500-03-30-00-0-00-000	HIGGINS REVOCABLE LIVING TRUST	32905 E PERRY RD	GRAIN VALLEY	MO	64029
22-500-03-32-00-0-00-000	SACKMAN JARVIS D & MARCY E	33005 E PERRY RD	GRAIN VALLEY	MO	64029
22-800-02-03-00-0-00-000	GRAIN VALLEY RESTORATION BRANCH	32811 E TRUMAN RD	GRAIN VALLEY	MO	64029
22-500-03-14-00-0-00-000	MAY STEVE	32906 E TRUMAN RD	GRAIN VALLEY	MO	64029
22-800-02-02-00-0-00-000	MAY STEVE E & GAYLA D	33003 E TRUMAN RD	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

September 11, 2024

RE: Public Hearing: RZ-2024-683
Steve May

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 Steve May for a change of zoning from District AG (Agricultural) on 3.89 ± acres to District RE (Residential Estates). The purpose is to create a single-family residential lot at 32906 E. Truman 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 300' of the subject property.

The public hearing on this matter will be held by the Plan Commission on Thursday, September 19, 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
APPLICATION FOR CHANGE OF ZONING
DO NOT PRINT DOUBLE SIDED**

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- 2024-685

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. Legal Owner of Property: Steve and Gayla May
Current Mailing Address: 33003 E. Truman Rd Grain Valley, MO 64029
Phone: 816-650-9629 email: sandqm1957@centurylink.net
- b. Applicant (If different from the legal owner) Daniel and Erin Nelson
Current Mailing Address: 32906 E. Truman Rd Grain Valley, MO 64029
Phone: 816-674-6195 email: dnelson.nbc@gmail.com
emay1686@msn.com

2. Location: 32906 E. Truman Rd. Grain Valley, MO 64029
3. Present Zoning AG Requested Zoning PE
4. AREA (sq. ft. / acres) 3.89 Acres
5. Legal Description of Property: (Attach copy of Deed or legal description)
6. Present Use of Property: Residential & Agricultural
7. Proposed Use of Property: Residential & Agricultural / Urban Class
8. Proposed Time Schedule for Development: None -
Pre Existing House
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? N/A
11. Describe the source which provides the following services:
- a. Water Provider Independence Water Utilities
 - b. Sewage disposal: Onsite Waste Water Public Sewer
 - c. Electricity West Central Electric
 - d. Fire protection CJCFD
 - e. Police Protection Jackson County Sheriff
12. Describe existing road width and condition:
FF Hwy / Truman Rd ^E Asphalt
13. What effect will proposed development have on existing road and traffic conditions? None N/A

14. Are any state, federal, or other public agencies approvals or permits required for the proposed development? NO

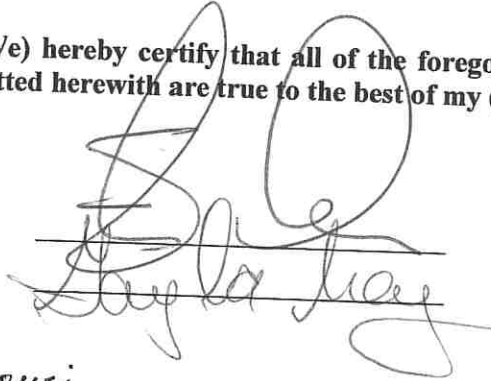
If so, describe giving dates of application and status (include permit numbers and copies of same, if issued): N/A

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

Property Owner(s)



Gayla May

Date

7-26-24
7-26-24

STATE OF Missouri
COUNTY OF Jackson

On this 26 day of July, in the year of 2024, before me
the undersigned notary public, personally appeared Gayla May and Steve May

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



Commission Expires

07/06/2026

KARIN KOEHN
Notary Public-Notary Seal
STATE OF MISSOURI
Commissioned for Jackson County
My Commission Expires: July 6, 2026
ID. #22600023

