

Plan Commission – January 15, 2025

RE: RZ-2026-712

Randy Diehl gave the staff report:

RZ-2026-712, Jessup, LLC. This is 2605-22711 East Colbern Road, 9.78 acres. This is a change of zoning from District LB, Local Business, to LI, Light Industrial. The purpose is to align the zoning with the current land use and for future development.

Land use, single-family residence to the west, legal non-conforming zoning. These lots were created prior to the adoption of the UDC in 1995. The city of Blue Springs is to the North across Colbern Road, the City of Lake Lotawana is directly to the South and East.

The subject property was rezoned in 1972 from AG to Local Business. In 1979, it was platted into Cranford Addition, consisting of three lots. Lot 2 contains the existing manufacturing building, Royal Knit, manufactures prosthetic and orthopedic textiles.

The applicant, the contract buyer, wishes to develop the two vacant lots. The proposed plan for Lot 1 is a non-retail office warehouse unit. This plan is like the one that was approved in 2021 on Old 50 Highway. Lot 2 will have an office building with potential for an additional building. Site development would include hard surface parking areas and storm water detention.

Outdoor storage areas will be required to be fenced with a 6 foot tall solid fence. We did consider the RO zoning, kind of like the one that was done on 50 highway, but this does not have the provision for the existing manufacturing building. It was decided LI would be the better fit.

District LI requires uses that are low intensity that would not have severe impact on the adjacent property and do not involve large scale processing or manufacturing. District LI is appropriate for the Urban Tier and should be located on a Collector or an Arterial road. Colbern Road is classified as a minor arterial.

This is in the Urban Development Tier. Staff does recommends approval of RZ2026-712.

Mr. Antey: Do we have any questions for Randy?

Mr. Smead: Randy, we talked a little bit in the pre-meeting, but just to keep me straight. Yeah. The Light Industrial, and I'm thinking in the scenario of what could be in the future, not as opposed to what planned for the immediate. What could move in in a Light Industrial?

Mr. Diehl: Anything that's low impact. So, a junkyard, no. Right off the bat, that would take Heavy Industrial and a Condition Use Permit. Something like that wouldn't be permitted. But like the other scenarios that we have, we've got the same plan that we approved back in 2021, on Old 50, they were going to have buildings and that you could have an office space for a contractor. He could have an office. His guys come show up, grab a truck, grab materials, tools, whatever, and head out. We wouldn't allow manufacturing in this. It would be more like an office warehouse type of thing. And I think that's kind of what they're leaning toward. But anything that's low impact, you know, because we want to be good stewards of the neighbors on the other side. I think they said that they were going to have some kind of a buffering and leave those trees there to help buffer as well. So they did bring that up. So that's kind of what is allowed in there. But not, you know, a whole butchering plan or a processing plant or something that's running tools 24-7. No, that wouldn't fly.

Mr. Smead: That's helpful. Thank you

Mr. Diehl: The UDC that has the zoning districts, and the approved and other accessory uses along with that.

Mr. Crawford: I think I heard what you said. One thing that might happen there would be dock construction. Would that be permitted?

Mr. Diehl: There could be some light manufacturing, but I don't think that's what their intent is. I think this is just to rent these out for offices and then, you know, for a contractor.

Mr. Crawford: Even if it wasn't dock construction or whatever, it would be inside. Is that correct?

Mr. Diehl: It would have to be inside.

Mr. Antey: And I know that there's plenty of, just saying the dock construction, there's plenty of that going on in Lake Lotawana at the lake that maybe shouldn't be happening, but that's a Lotawana problem.

Mr. Smead: Changing my thinking on this, this is on top of a hill, and at the bottom they did a lot of work for drainage of the bottom of that hill. What about, is there any provision to limit the runoff from this? Well, that will be part of the construction plans that they will have to submit.

Mr. Diehl: They will have to show what their stormwater plan is. So it may, and more than likely with some of the new stuff that's come out, it'll have some kind of a retention pond to help capture that, Whether it's detention or retention, it's going to have to have some kind of stormwater management

Mr. Crawford; On the west side of lot number one, where it adjoins a residential property, did you guys have any defenses right up against the property line? Is that correct?

Mr. Diehl: I think so. It could be the residential ones. I'm not sure. I didn't go over that far and look and see what kind of barrier or trees or anything was.

Mr. Crawford: It kind of looks like there'd be some tree removal. I know there's some trees.

Mr. Diehl: There's a tree line there. Yeah.

Mr. Crawford: I guess I'll go ahead and bring this up now, but probably one of my favorite projects from Jackson County was probably the project at at Colbern and Buckner Tarsney. The berm was really a nice buffer driving down the highway versus a six-foot fence. Sorry. And I bring that up, and my only concern would be on the West property line of Lot 1. That might be an issue. I don't see any fences around the property frontage on Colbern Road.

Mr. Diehl: Even the existing building, you just see the front part of it when you drive down the road. Because of that hill that they cut, for that construction kind of tapers up a bit. So anything, you know, you're not gonna see a whole lot from the road anyway 'cause that hill's so high. But yes, I see what you're saying about the West side there. Some kind of, as long as they leave that natural foliage and maybe do some other buffering, that would probably help.

Mr. Crawford: Even a berm with here. I don't know if there's room or not for a berm or not, but that would be the only suggestion I might have.

Mr. Smead: We've had a few questions on this one, and it sounds like there's a plan to address it, the concerns. But is there anything, I'm thinking to the future, change of ownership and so on, is there anything to make sure that those concerns are still addressed by a new owner in the future?

Mr. Diehl: It would be up to the owners or whoever owns it. You know, they could put in their lease contracts and have some kind of covenants and restrictions about what they could and could not do within a lease. And that would run for however many terms. The other way to do it would be through a plan development.

That would actually limit it, but, you know, They can protect and be good stewards to the neighborhood too if they put something in place within their lease agreements about what folks would be permitted to do. But that's not a condition precedent.

Mr. Monaco: But that's not a condition precedent.

Mr. Diehl: No, not for us. But any of those private restrictions are just that private.

Mr. Antey: Any other questions for Randy?

Is the applicant present today?

Would you please come forward and take your name and address?

Chad Anderson, 31000 East Webster Road, Grand Valley, Missouri.

We are the applicant, I guess. We don't have the property yet. To the right side, that would be the west side. So we're looking at putting basically just contractor garages in, 3,000 square foot. Shop, garage door, office, bathroom, very simple.

Putting a couple buildings over there, and that's the idea behind it. something to help bring jobs back to the community. If somebody's working at home right now, they're out of space, they can move into these garages and kind of have a little bit more space to keep going.

Our idea was to kind of help between that residential and this area was to put the back of our buildings against the residential so that way it could hopefully help block any noise we would have.

We do have stuff in our lease agreements to where, hey, here's your working hours. We have quiet working hours between, I want to say it's like at 8:00 p.m. and this. We do have stuff like that in our lease agreements that kind of help prevent noise after hours and stuff like that.

But the idea was to put the back of the buildings there, help screen it with fences. Initially, we looked at just leaving the trees there as kind of a natural buffer. I know if we go take the trees out and we go put a berm in, you lose that big natural buffer, we'll hold the trees. If we just go pile up dirt on the trees, we're probably going to kill the trees. We probably looked at initially just leaving the trees there as kind of a natural buffer between that residential and just new commercial. The existing metal building right now is manufacturing. so I think it would just be a legal none-conforming building if somebody else did move in there they would have probably to go through and get a permit to do whatever.

Mr. Diehl: They would just have to match with that zoning classification would allow.

Mr. Anderson We're looking at dressing the buildings up a little bit make them look nice we don't just want to put an average contractor garage in so we like to make stuff look nice so -

Colby ____ 30806 East Outer Road, Green Valley, Missouri. We would be looking at falling underneath the easterly parcel, you know. Just a small construction business like Randy

said. We run from hours 7 to 5. And looking for storage and trailers, you know, and trucks, you know, that's kind of what the outdoor storage would consist of.

Just trying to stay in Jackson County and grow the business and keep the employees around them. So that's the intent with that. I don't think the buffering on the easterly side is as critical as it is on the westerly side. We obviously have to be conforming in regards to the fences and all those type of things. But for our use side of it, I think it conforms pretty well.

Mr. Crawford: Basically, you're speaking towards Lock Tree as far as the construction side. You're speaking about lot three on the construction.

Colby ____: I believe is that lot three? And the way the topography is on that, the lot's naturally going to kind of sit down. I really think most everything is going to be, there's not going to be much visual to that from Colbern Road. So very nice.

Mr. Antey: I think that's a pretty fair assessment.

Mr. Crawford: I don't think there's a line of sight issue on that east lot that you're aware of.

Mr. Antey: No, it shouldn't be. It wouldn't be.

Mr. Diehl: Access onto Colbern Road is either controlled by Blue Springs or the State. I know it's in the city, but I don't know where the limits of 7 Highway's improvements go east and west.

Mr. Antey: My guess is it might be the State.

be in on the state.

Colby ____: We're still trying to get exact answers on that but from what we can tell the state kind of takes over right at the end of that dividing median right there and our approach would be to the west of that.

Mr. Antey: I know there were some issues with Martin City with the State. Otherwise, that would fall into Blue Springs purview.

Mr. Diehl: I think because they have the right-of-way right up to the property line I think I think that would be old right of way for Colbern.

Colby ____: I think you're right. And they've already got entrances cut-in off the road too. The curb's already cut. They've already got, here's where inferences are going to go. So, I don't know if they plan for it.

Mr. Smead: You mentioned dressing it up for appearances. Can you help paint the picture of what that would look like?

Colby ____: I would take the front of these buildings. We're going to use like an insulated metal panel. Something creating almost like a stucco appearance. I have my phone up and probably show you. I don't just want to do a simple metal siding across the front. We want to spruce them up a little bit. Make them look a little bit nicer. There's an insulated metal panel. They're 42 inches wide. They've created a stucco look appearance. We'll put some windows across it. We're going to dress it up. Probably put some stone on it.

Mr. Crawford: Similar to Hamlin Road.

Colby ____: So kind of the same requirements the city of Lee's Summit would have. We would probably go with someone out there. I like my stuff to look nice. I like the people that are going to have a place there. Your stuff likes to look nice, so we like to dress them up a little bit. I don't want to do just a simple pull barn here where we're going to have a storage. No, let's dress this stuff up a little bit nice. Let's make an appearance and spend a little bit more money, but I think it kind of helps a lot with the neighborhood and helps it look a lot better.

Mr. Anderson: That would be the same approach with the other building to the East as well. So to the front, the frontage Colbern Road for sure would be dressing.

Mr. Antey: All right. Thank you.

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

Is there anyone that has questions concerning or is opposed to this application?

Seeing none I would entertain a motion to take this under advisement.

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

Discussion under advisement

Mr. Antey: I would entertain a motion to approve.

Mr. Monaco moved to approve. Mr. Crawford seconded.

Mr. Crawford	Approve
Ms. Ryerkerk	Approve
Mr. Smead	Approve
Mr. Monaco	Approve
Chairman Antey	Approve

Motion Carried 5 – 0

RZ-2026-712

ATTACHMENT 1: PROPERTY DESCRIPTION

Description:

Lots 1, 2 & 3, Cranford Addition, a subdivision in Jackson County, Missouri.

RZ-2026-712

ATTACHMENT 2: ZONING SUPPORT DOCUMENTATION

Attachments

Plan Commission Public Hearing Summary of January 15, 2026

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

STAFF REPORT

PLAN COMMISSION January 15, 2026

RE: RZ-2026-712

Applicant: Jessup LLC

Location: 26005 – 26111 E. Colbern Road

Area: 9.75 Acres

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

Purpose: The purpose is to align zoning with current land use and for future development.

Current Land Use and Zoning in the Area:

The land use is single family residences to the West with legal non-conforming zoning zoning. These lots were platted prior to the adoption of the UDC in 1995.

The City of Blue Springs is to the North across Colbern Road. The City of Lake Lotawana is directly to the South and East.

The subject property was rezoned in 1972 from AG to Local Business. In 1979 it was platted into Cranford Addition, consisting of three lots.

Lot 2 contains the existing manufacturing building. Royal Knit manufactures prosthetic and orthopedic textiles.

The applicant (contract buyer) is wishing to develop the two vacant lots. The proposed plan for Lot 1 is non-retail office warehouse units. This plan is like the one approved in 2021 on Old 50 Highway.

Lot 2 would have an office building with potential for an additional building.

Site improvements such as hard surface parking areas and storm water detention will be required.

Outdoor storage areas are required to be screened with a 6-foot-tall solid fence.

RO zoning was considered. It doesn't have the provision for the existing manufacturing.

District LI requires uses that are low-intensity and would not have severe impacts on adjacent properties, and do not involve large-scale processing or manufacturing.

District LI is appropriate for the Urban Tier, and should be located on a collector or arterial road. Colbern Road is classified as a Minor Arterial.

County Plan:

The County Plan Development Diagram illustrates this area within the Urban Development Tier (UDT).

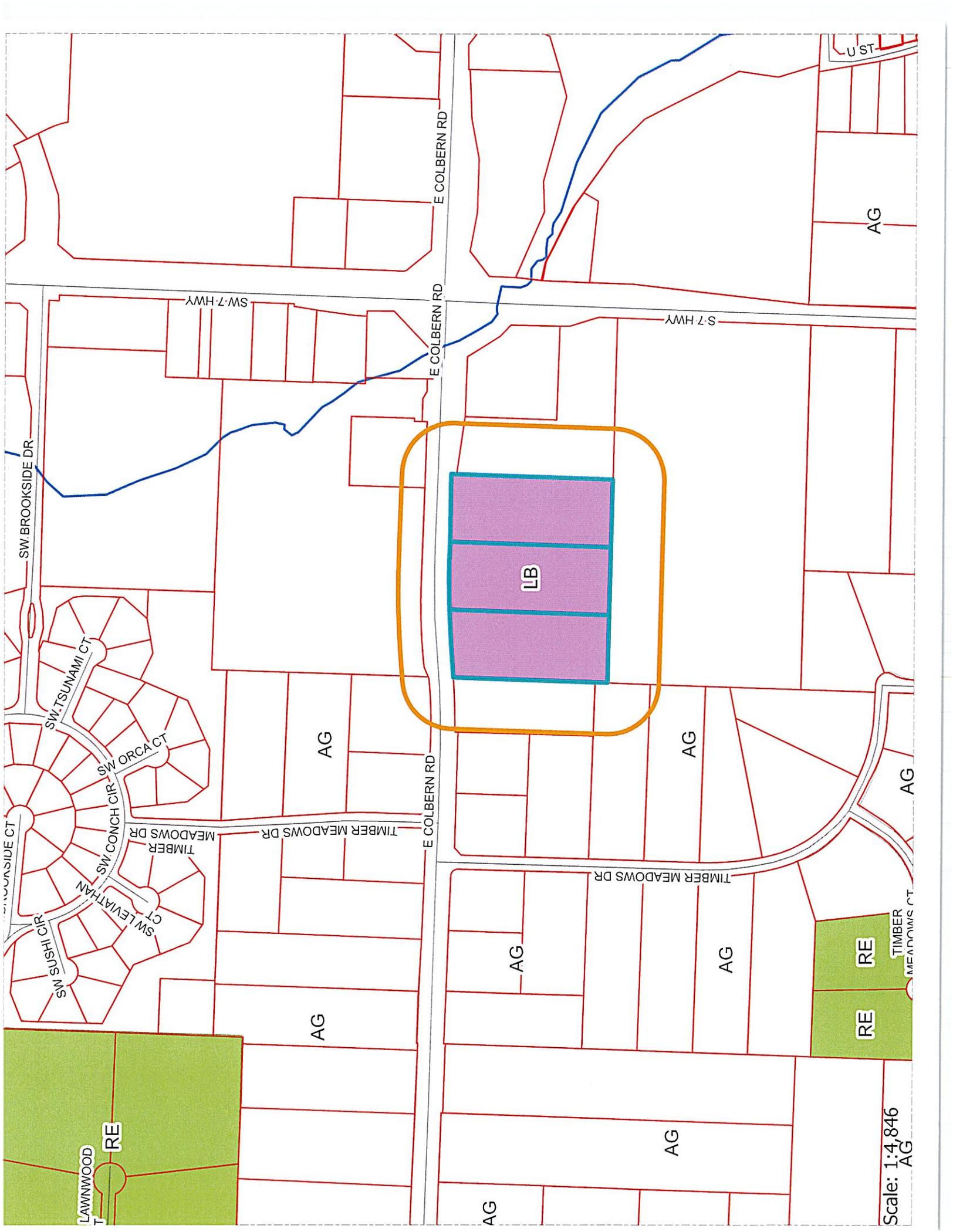
Recommendation:

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

Staff recommends APPROVAL of RZ-2026-712.

Respectfully submitted,

Jackson County Public Works
Development Division
Randy Diehl, Administrator



U ST

AG

S-7 HWY

E COLBERN RD

E COLBERN RD

SW BROOKSIDE DR

SW-7 HWY

LB

AG

AG

AG

E COLBERN RD

TIMBER MEADOWS DR

TIMBER MEADOWS DR

TIMBER MEADOWS CT

RE

RE

AG

AG

Scale: 1:4,846
AG

LAWNWOOD

RE

SW BROOKSIDE CT

SW TSUNAMI CT

SW ORCA CT

SW CONCH CIR

TIMBER MEADOWS DR

SW LEAVATHAN CT

SW USUSHI CIR

RZ-2026-712

Property Owners Within 185 feet

parcel	owner	address	city	state	zip
53-640-03-01-00-0-00-000	MASSMAN AMBROSE J & THERESA E	25909 NE COLBERN RD	LEES SUMMIT	MO	64086
54-420-98-06-02-0-00-000	JADEN LAND LLC	701 NE SILVERLEAF PL	LEES SUMMIT	MO	64064
53-640-03-09-00-0-00-000	RAYMOND JONATHAN W & M ELAINE TR	9601 TIMBER MEADOWS DR	LEES SUMMIT	MO	64086
54-430-02-08-00-0-00-000	SMITH HARRY R TR	T 72 LAKE SHORE DR	LAKE LOTAWANA	MO	64086
53-610-99-11-00-0-00-000	MCCRAY CARL EVAN & TRISTA	25908 NE COLBERN RD	LEES SUMMIT	MO	64086
54-420-98-06-01-0-00-000	SARAI JARNAIL S & MANJIT K	1405 SUNNY CREEK LN	BLUE SPRINGS	MO	64014
54-430-02-22-00-0-00-000	PEASE ROBERT W JR & CYNTHIA	26301 E COLBERN RD	LAKE LOTAWANA	MO	64086
54-430-02-11-00-0-00-000	ROYAL KNIT HOLDINGS LC	26011 NE COLBERN RD	LEES SUMMIT	MO	64086
54-430-02-09-00-0-00-000	ROYAL KNIT HOLDINGS LC	26011 NE COLBERN RD	LEES SUMMIT	MO	64086
54-430-02-10-00-0-00-000	ROYAL KNIT HOLDINGS LC	26011 NE COLBERN RD	LEES SUMMIT	MO	64086
	JESSUP LLC	1445 SE BROADWAY DR	LEES SUMMIT	MO	64081



Jackson County
Public Works Department-Development Division

303 West Walnut Street
Independence MO 64050
Jacksongov.org

December 31, 2025

RE: Public Hearing: RZ-2026-712
Jessup, 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 Jessup, LLC for a change of zoning for District LB on 9.7 ± acres to District LI (Light Industrial). The purpose is to align zoning with current land use and for future development

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, January 15, 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 Development Division at 881-4577.

Sincerely,

A handwritten signature in blue ink, appearing to be "Phil LeVota", written in a cursive style.

Jackson County Public Works
Development Division

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: Jesup, LLC (Knit2MARBUILDINGSOLUTIONS.com)

Address: 1445 SE Broadway Dr., Lee's Summit, MO 64081

Phone: 816-272-5435

↳ b. Owner(s) Name: Royal Knit Holdings LLLC

Address: 26011 NE Colbern Road Lee's Summit MO 64086

Phone: 816-935-5170

c. Agent(s) Name: Keith Taylor

Address: 203 NW Executive Way Lee's Summit MO 64063

Phone: 816-392-8418

d. Applicant's interest in Property: Potential Commercial Development

2. General location (Road Name) 26005 & 26011 & 26111 E Colbern Rd. 64086

3. Present Zoning Local Business Requested Zoning Light Industrial

4. AREA (sq. ft. / acres) 425,014 sq.ft. / 9.757 acres

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

CRANFORD ADD LOT 1, CRANFORD ADD LOT 2, CRANFORD ADD LOT 3

6. Present Use of Property: Commercial Business and Agricultural Crops

7. Proposed Use of Property: Commercial Business

8. Proposed Time Schedule for Development: 12-36 Months

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

The proposed development is not expected to negatively impact surrounding properties and will be designed to integrate compatibly.

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 EWS D 13

b. Sewage disposal Onsite Contained Wastewater Treatment

c. Electricity Evergny

d. Fire and Police protection Southern Jackson County / Sheriff

12. Describe existing road width and condition: Four Lanes (Approx. 50 ft.) Good Condition

13. What effect will proposed development have on existing road and traffic conditions? It would add a minimal amount of week day traffic associated with the employees and clients accessing the commercial businesses during typical working hours.

14. Are any state, federal, or other public agencies approvals or permits required for the proposed development? City of Blue Springs for driveway approaches if existing aren't adequate.
If so, describe giving dates of application and status (include permit numbers and copies of same, if issued): No applications submitted at this time.

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 Dec 10 2025
Property Owner(s) [Signature] _____

Applicant(s): [Signature] _____ Dec 10, 2025 _____

Contract Purchaser(s): [Signature] _____ Dec 10, 2025 _____

STATE OF Missouri _____
COUNTY OF Jackson _____

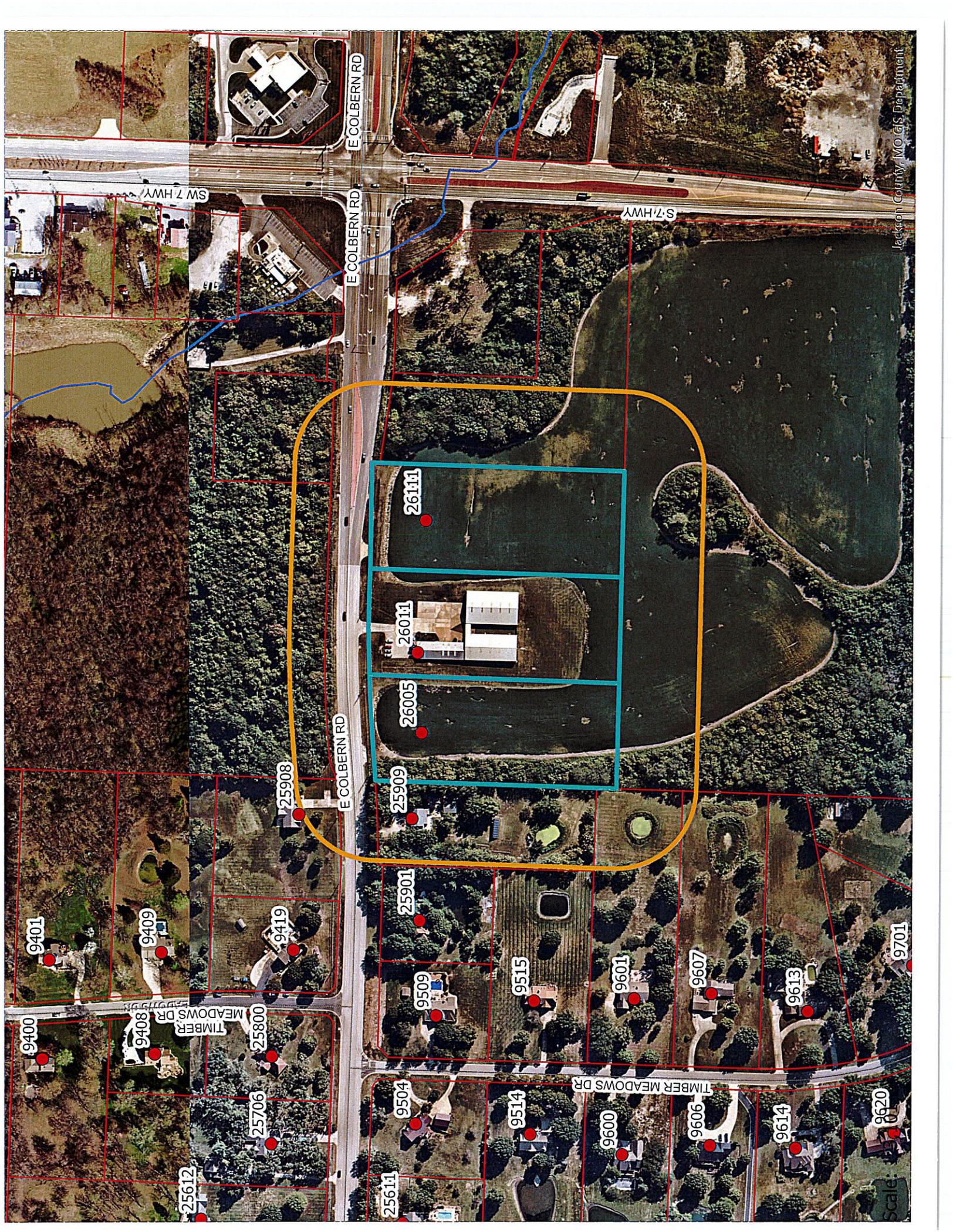
On this _____ day of December, in the year of 2025, before me the undersigned notary public, personally appeared _____

Donald D. Price + Chad Anderson _____
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 _____
Crystal Carson

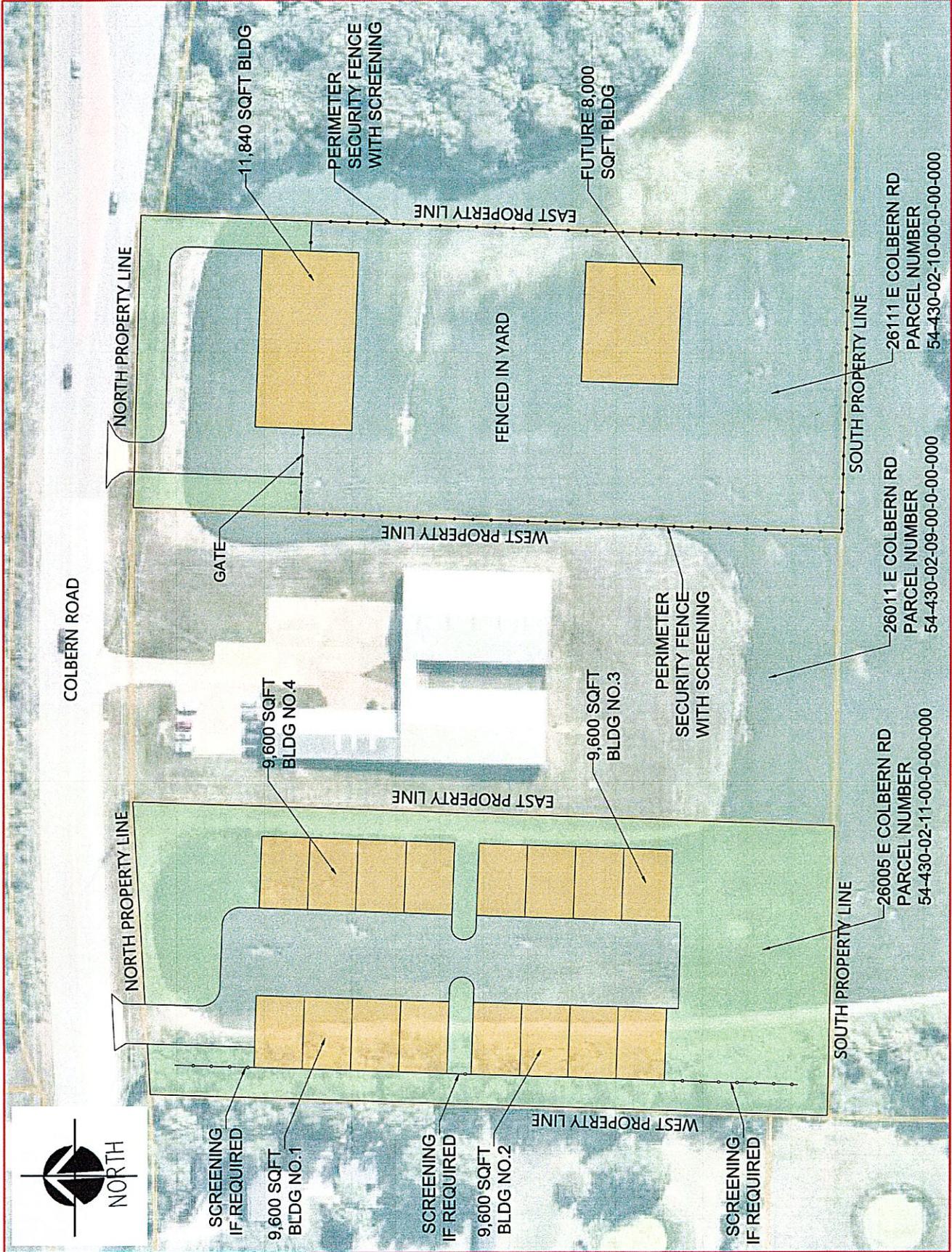




Site Plan

CONCEPTUAL PLAN
 26005 & 26111 E COLBERN RD
 UNINCORPORATED 64086

drawing type	CONCEPT
project no.	ZP-XXX
date	11.02.2025
rev. #	NO.1



26111 E COLBERN RD
 PARCEL NUMBER
 54-430-02-10-00-0-00-000

26011 E COLBERN RD
 PARCEL NUMBER
 54-430-02-09-00-0-00-000

26005 E COLBERN RD
 PARCEL NUMBER
 54-430-02-11-00-0-00-000

