

IN THE COUNTY LEGISLATURE OF JACKSON COUNTY, MISSOURI

AN ORDINANCE granting a conditional use permit (CUP) in District AG (Agricultural) for a period of twenty-five years to operate a horse boarding facility, subject to specified conditions, on a 40 ± acre tract.

ORDINANCE NO. 4626, June 9, 2014

BE IT ORDAINED by the County Legislature of Jackson County, Missouri as follows:

Section 1. A conditional use permit (CUP) is hereby granted for a period of twenty-five years to operate a horse boarding facility, as to an approximate 40 ± acre tract of land generally located 2117 S. Owens School Road, Independence, MO, and specifically described as follows:

Description: Tract I: The Southwest ¼ of the Northwest ¼ of Section 8, Township 49, Range 30, except that part lying Southwesterly of Owens School Road, in Jackson County, Missouri.

Tract II: That part of the Southwest ¼ of the Northwest ¼ Section 8, Township 49, Range 30, lying Southwesterly of Owens School Road, in Jackson County, Missouri

Section 2. The CUP for a period of twenty-five years granted by this Ordinance is subject to the following conditions:

- 1) The number of horses cared for and boarded shall be limited to no more than fourteen (14).
- 2) No commercial horse show or events, commercial concession stands, or tack store shall be permitted on the premises.
- 3) All lighting for the outdoor riding areas shall be turned off no later than 10:00 p.m. each night.
- 4) The facility shall have one on premise free-standing sign with a face no larger than 32 square feet. The sign must be unobtrusive and

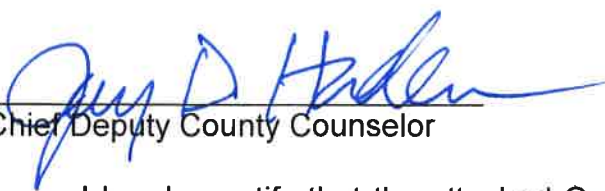
unilluminated displaying only the name of the business and facility information such as address and telephone number.

5) Manure shall be handled in a manner that does not create an order or pest nuisance of a threat to the natural watershed.

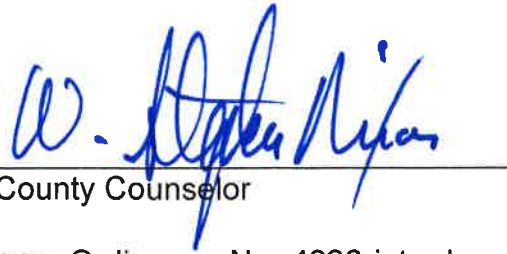
Section 3. The Legislature, pursuant to the application of Owens School Road, LLC, (CU-2014-215), requesting approval embodied in this Ordinance and with notice that the Jackson County Plan Commission voted 8 to 0 to recommend APPROVAL of this application in a public hearing on May 15, 2014, does adopt this Ordinance pursuant to the Jackson County Charter authorizing the Legislature to exercise legislative power pertaining to planning and zoning.

Effective Date: This Ordinance shall be effective immediately upon its signature by the County Executive.

APPROVED AS TO FORM:



Chief Deputy County Counselor



County Counselor

I hereby certify that the attached Ordinance, Ordinance No. 4626 introduced on June 9, 2014, was duly passed on July 7, 2014 by the Jackson County Legislature. The votes thereon were as follows:

Yeas 7

Nays 0

Abstaining 0


Absent 1

Vacancy 1

This Ordinance is hereby transmitted to the County Executive for his signature.

7.7.14

Date



Mary Jo Spino, Clerk of Legislature

I hereby approve the attached Ordinance No. 4626.

7/2/2014

Date



Michael D. Sanders, County Executive