

**RZ-2026-713**

**ATTACHMENT 1: PROPERTY DESCRIPTION**

**Description:**

All that part of the Southwest Quarter of the Northeast Quarter of Section 8, Township 48, Range 29, Jackson County Missouri, being described as follows:  
Beginning at the Northwest Corner of said Southwest Quarter of the Northeast Quarter; thence South 88 degrees 36 minutes 41 seconds East, 250.00 feet; thence South 01 degrees 56 minutes 57 seconds East, 891.25 feet; thence North 88 degrees 36 minutes 41 seconds West, 250.00 feet to the West line of said Southwest Quarter of the Northeast Quarter; thence North 01 degrees 56 minutes 57 seconds East, 1306.16 to the point of beginning, except part in road.

RZ-2026-713

ATTACHMENT 2: ZONING SUPPORT DOCUMENTATION

Attachments

Plan Commission Public Hearing Summary of March 19, 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:**

**RZ-2026-713**

**RE: RZ-2026-713**

**Applicant:** Rita J Moore

**Location:** 38101 E. Hillside School Road

**Area:** 5.00 ± acres

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

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

**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. Directly to the North is the Oak Grove Cemetery.

The applicant wishes to divide off a 5-acre lots from the 17.26 acres.

The remaining 12.00 acres on the East will contain the existing dwelling. Since the area is over 10 acres in size, it will remain within the Agricultural Zoning District.

The subdivision plat is under review.

**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-2026-713.

Respectfully submitted,

Jackson County Public Works  
Development Division  
Randy Diehl, Administrator

Mr. Antey: Any questions for Randy?

Is the applicant present? Please come forward and state your name and address.

My name is Steve Moore. I'm the son of Rita Moore.  
The address is 38105 East Hill Side School Road.

Mr. Antey: Do I need to re-swear everybody in for this because we adjourned the last meeting?

If you feel like testifying today or want to say anything please raise your right hand.

Do you swear the testimony you're about to give is the truth, so help you go?

Okay, anyhow, start over.

Steve Moore. Rita Moore is my mother, and my address is 38105 East Hillside School Road.

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

Mr. Moore: I do not.

Mr. Antey: Does anybody have any questions for the applicant?

Ms. Ryerkerk: Is this for a sale or to be able to do that in the future? And what's the terrain like?

How much of the lot is buildable?

Mr. Moore: It's pretty flat. It's got a bunch of trees and overgrowth.

Ms. Ryerkerk Yeah, it's hard to tell from the aerial.

Mr. Antey: Any other questions for the applicant? Thank you.

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

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

*Discussion under advisement*

Mr. Smead moved to approve. Ms. Ryerkerk seconded.

Mr. Farrar: Approve

Ms. Ryerkerk: Approve

Mr. Moreno: Approve

Mr. Crawford: Approve

Mr. Smead: Approve

Mr. Monaco: Approve

Mr. Lock: Approve

Mr. Barton: Approve

Chairman Antey: Approve

Motion Carried 9 – 0

**STAFF REPORT**

**PLAN COMMISSION**

**March 19, 2026**

**RE: RZ-2026-713**

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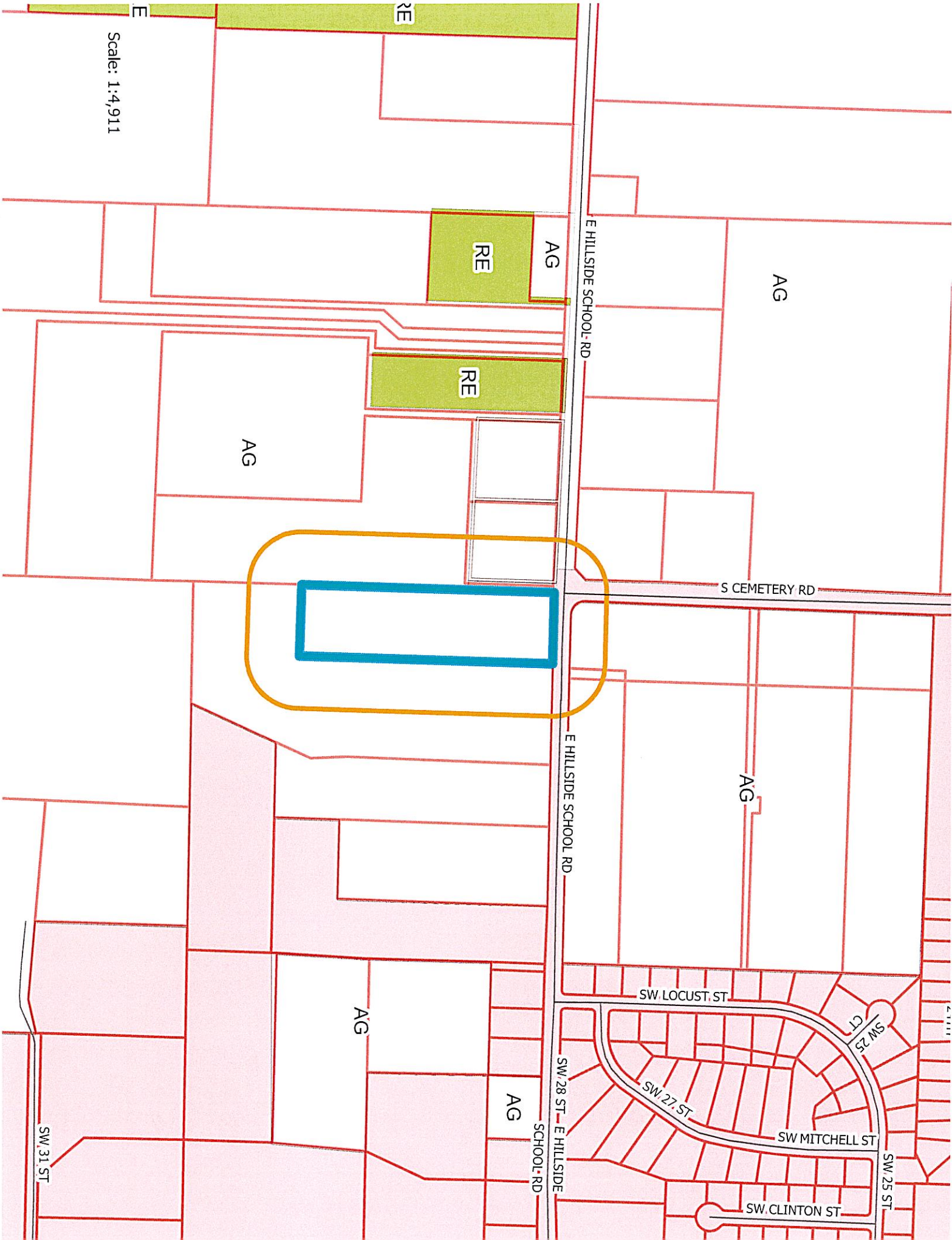
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Respectfully submitted,

Jackson County Public Works  
Development Division  
Randy Diehl, Administrator



Scale: 1:4,911

E HILLSIDE SCHOOL RD

S CEMETERY RD

E HILLSIDE SCHOOL RD

SW LOCUST ST

SW 25 CT

SW 27 ST

SW MITCHELL ST

SW CLINTON ST

SW 28 ST - E HILLSIDE SCHOOL RD

SCHOOL RD

SW 31 ST

AG

RE

RE

AG

AG

AG

AG

AG

RZ-2026-713

Property Owners Within 185 feet

parcel	owner	address	city	state	zip
39-500-02-05-02-1-00-000	WELTER THOMAS P & CAROLYN J	37905 E HILLSIDE SCHOOL RD	OAK GROVE	MO	64075
39-500-02-19-00-0-00-000	FRIZZELL ROBERT J & MARITTA E	6820 S CEMETERY RD	OAK GROVE	MO	64075
39-510-05-03-02-0-00-000	OAK GROVE CEMETERY ASSOC	101 E 15TH ST	OAK GROVE	MO	64075
39-500-02-21-00-0-00-000	WELTER THOMAS P & CAROLYN J	37905 E HILLSIDE SCHOOL RD	OAK GROVE	MO	64075
39-510-05-03-01-0-00-000	OAK GROVE CEMETERY ASSOC	101 E 15TH ST	OAK GROVE	MO	64075
39-510-05-06-02-0-00-000	OAK GROVE CEMETERY ASSOC	101 E 15TH ST	OAK GROVE	MO	64075
39-510-06-04-00-0-00-000	MOORE RITA J	38105 E HILLSIDE SCHOOL RD	OAK GROVE	MO	64075



**Jackson County**  
**Public Works Department-Development Division**

303 West Walnut Street  
Independence MO 64050  
Jacksongov.org

March 4, 2026

RE: Public Hearing: RZ-2026-713  
Rita Moore

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 Rita Moore for a change of zoning from District AG (Agricultural) on 5.00 ± acres to District RE (Residential Estates) for a single-family home at 38101 E. Hillside School 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, March 19, 2026, at 8:30 a.m. in the Large Conference Room, 2<sup>nd</sup> 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,

Jackson County Public Works  
Development Division

*Phil LeVota, County Executive*

**JACKSON COUNTY, MISSOURI  
APPLICATION FOR CHANGE OF ZONING**

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**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 \_\_\_\_\_

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**BEGIN APPLICATION HERE:**

**1. Data on Applicant(s) and Owner(s):**

- a. Applicant(s) Name: RITA J. MOORE , STEVE MOORE  
Address: 38105 E HILLSIDE SCH. RD. OAK GROVE MO 64075  
\_\_\_\_\_  
Phone: 660-620-3470 , 816-529-5156  
\_\_\_\_\_
- b. Owner(s) Name: RITA J. MOORE  
Address: 38105 E. HILLSIDE SCH. RD. OAK GROVE, MO 64075  
Phone: 660-620-3470 / 816-529-5156  
\_\_\_\_\_
- c. Agent(s) Name: Steve has moore @ hotmail.com  
\_\_\_\_\_

Address: \_\_\_\_\_

Phone: \_\_\_\_\_

- d. Applicant's interest in Property: Owner
2. General location (Road Name) Hillside School Road
3. Present Zoning AG Requested Zoning RE
4. AREA (sq. ft. / acres) 751,996 SF 17.2635 Ac
5. Legal Description of Property: (Write Below or Attached 9 )  
See attached
6. Present Use of Property: Residential
7. Proposed Use of Property: Residential
8. Proposed Time Schedule for Development: Immediate
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/method which provides the following services, and what effect the development will have on same:
- a. Water City of Oak Grove OR District #17
  - b. Sewage disposal On site
  - c. Electricity Evergy
  - d. Fire and Police protection Sum Valley
12. Describe existing road width and condition: Asphalt No curb 20'± wide good condition

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

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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): \_\_\_\_\_

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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) Rita J. Moore 2-9-26

Applicant(s): Steven P. Moore 2-9-26

Contract Purchaser(s): \_\_\_\_\_

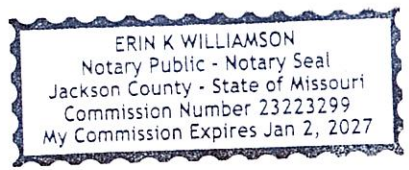
STATE OF Missouri  
COUNTY OF Jackson

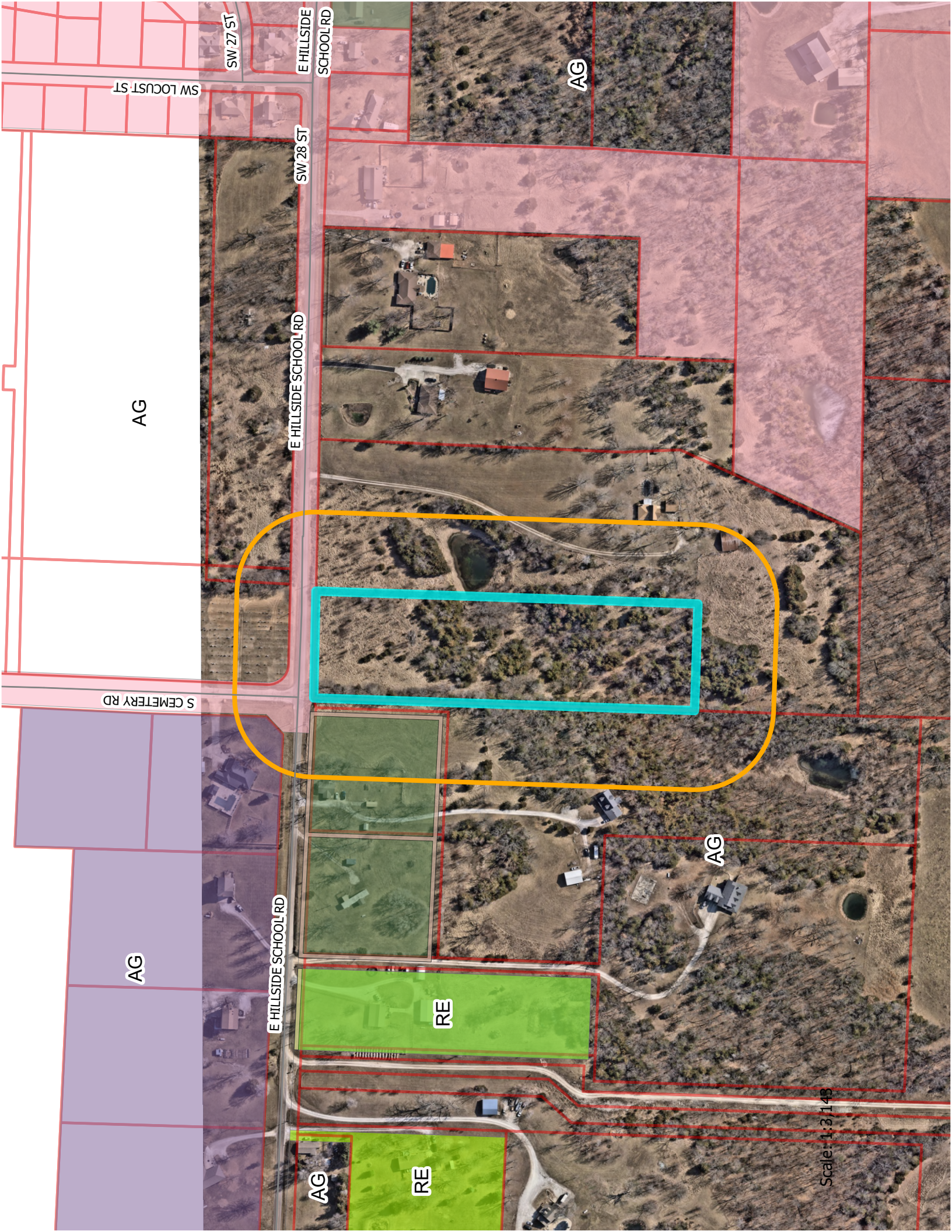
On this 9th day of February, in the year of 2026, before me the undersigned notary public, personally appeared Rita J. Moore and Steven P. Moore

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 Erin K. Williamson Commission Expires 1/2/2027





SW LOCUST ST

SW 27 ST

E HILLSIDE SCHOOL RD

SCHOOL RD

AG

SW 28 ST

AG

E HILLSIDE SCHOOL RD

S CEMETERY RD

AG

E HILLSIDE SCHOOL RD

RE

AG

AG

RE

Scale: 1:3,148

