

RZ-2025-695**ATTACHMENT 1: PROPERTY DESCRIPTION****Description:**

Starting at the Northeast corner of the Southwest Quarter of the Northwest Quarter of Section 14, Township 49, Range 30, also being on the centerline of Buckner Tarsney Road; thence due South with the Quarter Quarter line and said centerline, 844 feet to a point, being 470 feet due North of the Southeast corner of said Quarter Quarter, said point is the point of beginning; thence due West with the South line of a deed recorded in Jackson County records as Document No. I218066, 500 feet; thence continuing 50 feet; thence due South with the East side of a deed recorded in Jackson County records as Document No. 773188, 430 feet; thence due East 55 feet; thence in a Northwesterly direction 569 feet to a point on the East side of said Quarter Quarter and the centerline of said road, being 306 feet due North of the Southeast corner of said Quarter Quarter; thence due North 164 feet to the point of beginning, excluding that part of the East side being in Road right-of-way, in Jackson County, Missouri

RZ-2025-695

ATTACHMENT 2: ZONING SUPPORT DOCUMENTATION

Attachments

Plan Commission Public Hearing Summary of May 15, 2025

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 deed 1988I0841753

Copy of plat

Plan Commission - May 15, 2025

Randy Diehl gave the staff report:

RE: RZ-2025-695

Mr. Diehl: Susan Heckard at 3010 South Buckner Tarsney Road. This is on 3.94 acres. The change of zoning from District AG Agricultural to District RE Residential Estates. The purpose is to create a single-family lot. Land use in the area is single-family residences. Property sizes range from about three acres to larger tracts. The applicant wishes to bring a non-conforming tract into compliance with the Unified Development Code. The tract was created by deed in 1988. Prior to the adoption of the UDC in 1995, a tract of land less than 10 acres could be developed if it was platted. Rezoning and platted will allow this to become a developable lot. Buckner-Tarsney Road, or Route BB, is controlled by the Missouri Department of Transportation. A new driveway will require a permit for MoDOT. Access can be achieved from the existing driveway to the south, which is owned by a family member. This is in the Urban Development Tier. It's consistent with the purpose and intent of the County plan. Staff recommends approval of RZ-2025-695.

Mr. Antey: Okay, any questions for Randy?

There were none

Mr. Antey: Is the applicant present today? Please come forward. You'd state your name and address for the record.

Jason Hecker: 3022 South Buckner Tarsney Road, Grain Valley, Missouri.

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

Mr. Heckert: No

Mr. Antey: Okay, are there any questions for the applicant?

There were none

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

There were none

Mr. Antey: Is there anyone present that would like to speak that is opposed to or has questions concerning this application?

There were none

Mr. Antey: Seeing none, I would entertain a motion to go under advisement.

Motion to take under advisement.

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

Discussion under advisement

Mr. Antey: We are under advisement. Any comments from the commission?

Mr. Lake: Well, since I live out in that area, I don't see anything wrong with it. If they are going to put another entrance, they go through MoDOT, right?

Mr. Diehl: They have the option of using the existing driveway to the south there, which is the same family, or they can apply to MoDOT for their own driveway.

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

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

| | |
|----------------|---------|
| Mr. Lake | Approve |
| Mr. Farrar | Approve |
| Mr. Smead | Approve |
| Mr. Horn | Approve |
| Mr. Crawford | Approve |
| Ms. Ryerkerk | Approve |
| Chairman Antey | Approve |

Motion Carried 7 – 0

STAFF REPORT

PLAN COMMISSION

May 15, 2025

RE: RZ-2025-695

Applicant: Susan D. Heckert

Location: 3010 S. Buckner Tarsney Road

Area: 3.94 ± 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.

Land use is single family residences. Property sizes range from 3.00 acres to larger tracts.

The applicant wishes to bring a non-conforming tract into compliance with the Unified Development Code. The tract was created by deed in 1988. Prior to the adoption of the UDC in 1995, a tract of land less than 10 acres could be developed if it was platted. The rezoning and platting will allow this to become a developable lot.

Buckner Tarsney Road (Route BB) is controlled by the Missouri Department of Transportation. A new driveway will require a permit from MoDOT. Access can also be achieved from the existing driveway.

The subdivision plat is under review by staff.

County Plan:

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

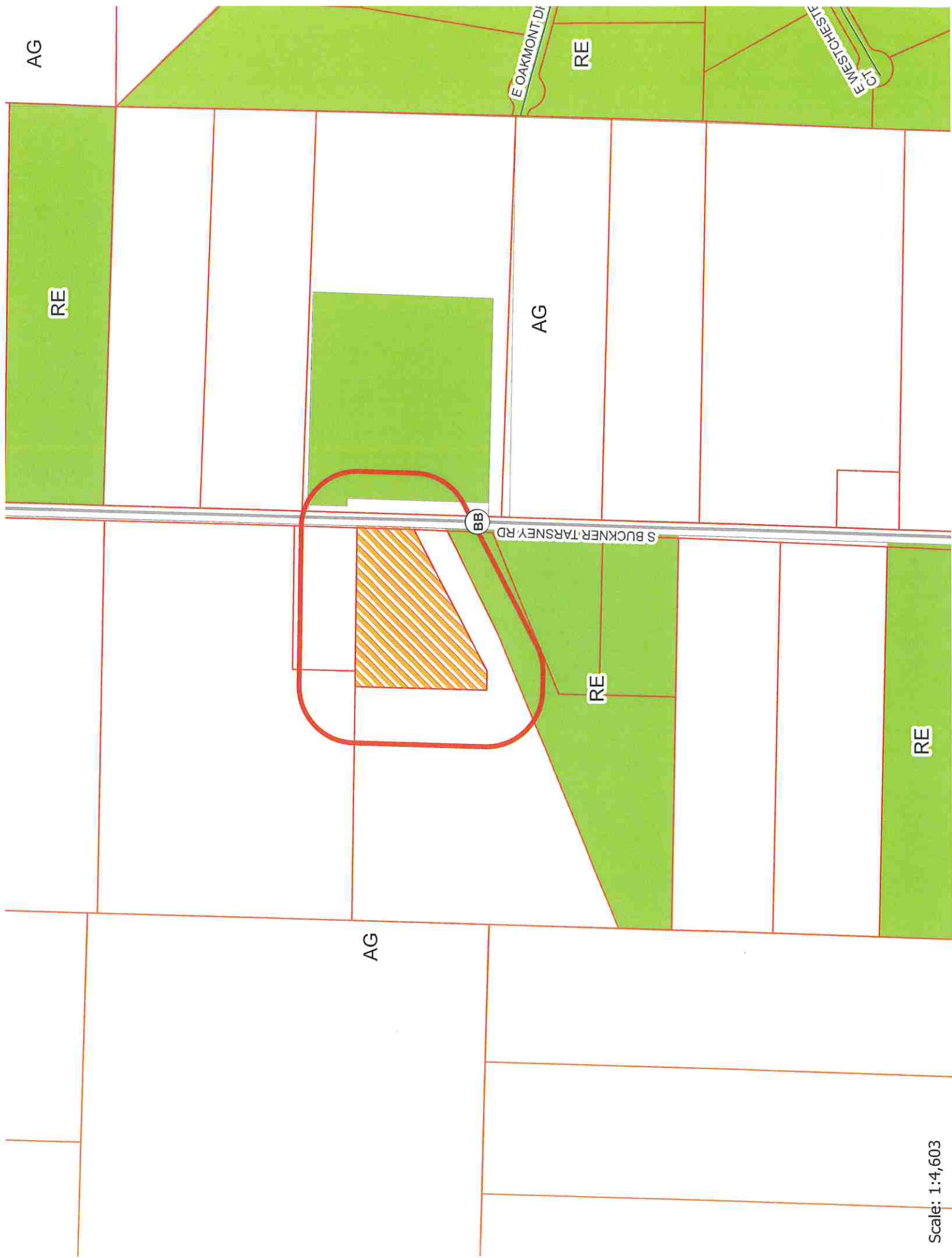
Recommendation:

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

Staff recommends APPROVAL of RZ-2025-695.

Respectfully submitted,

Jackson County Public Works
Development Division
Randy Diehl, Administrator



RZ-2025-695

Property Owners Within 185 feet

| parcel | owner | address | city | state | zip |
|--------------------------|---------------------------|---------------------------|--------------|-------|-------|
| 22-800-02-11-00-0-00-000 | BROOKSON CAPITAL LLC | 3007 S COLONIAL DR | GRAIN VALLEY | MO | 64029 |
| 22-800-02-11-00-0-00-000 | POOLE AARON M & BRIANNA T | 3007 S BUCKNER TARSNEY RD | GRAIN VALLEY | MO | 64029 |
| 22-800-02-11-00-0-00-000 | MOOREMARK INC | 3015 S BUCKNER TARSNEY RD | GRAIN VALLEY | MO | 64029 |
| 22-800-03-29-00-0-00-000 | JONES JEROMY & JAMI | 3116 S BUCKNER TARSNEY RD | GRAIN VALLEY | MO | 64029 |
| 22-800-02-12-02-0-00-000 | WASHBURN BARBRA R TRUSTEE | 2908 S BUCKNER TARSNEY RD | GRAIN VALLEY | MO | 64029 |
| 22-800-02-13-00-0-00-000 | WASHBURN JOHN M | 3004 S BUCKNER TARSNEY RD | GRAIN VALLEY | MO | 64029 |
| 22-800-02-10-00-0-00-000 | HECKERT SUSAN D | 3022 S BUCKNER TARSNEY RD | GRAIN VALLEY | MO | 64029 |
| 22-800-02-12-01-0-00-000 | | | | | |



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

April 30, 2025

RE: Public Hearing: RZ-2025-695
Susan D Heckert

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 for a change of zoning from District AG (Agricultural) on 3.94 ± acres to District RE (Residential Estates). The purpose is to create a single-family lot at 3010 S. Buckner Tarsney 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 185' of the subject property.

The public hearing on this matter will be held by the Plan Commission on Thursday, May 15, 2025, 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,

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**

BEGIN APPLICATION HERE:

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: SUSAN HECKERT
Current Mailing Address: 3022 S. BUCKNER TARSNEY RD.
Phone: 562-413-2290 email: heckert+susan@yahoo.com
- b. Applicant (If different from the legal owner) JASON HECKERT
Current Mailing Address: 3022 S. BUCKNER TARSNEY RD.
Phone: 562-774-5941
Email: heckertj@yahoo.com

2. Location: _____

3. Present Zoning Agriculture **Requested Zoning** Residential

4. AREA (sq. ft. / acres) 3.94 Acres

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

6. Present Use of Property: HAY

7. Proposed Use of Property: Building a house

8. Proposed Time Schedule for Development: 8-10

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? _____

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)

Susan Heckert

Date

3-19-25

STATE OF

Missouri

COUNTY OF

Jackson

On this 19th day of March, in the year of 2025, before me
the undersigned notary public, personally appeared Susan Heckert

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.

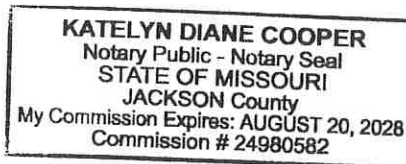
In witness whereof, I hereunto set my hand and official seal.

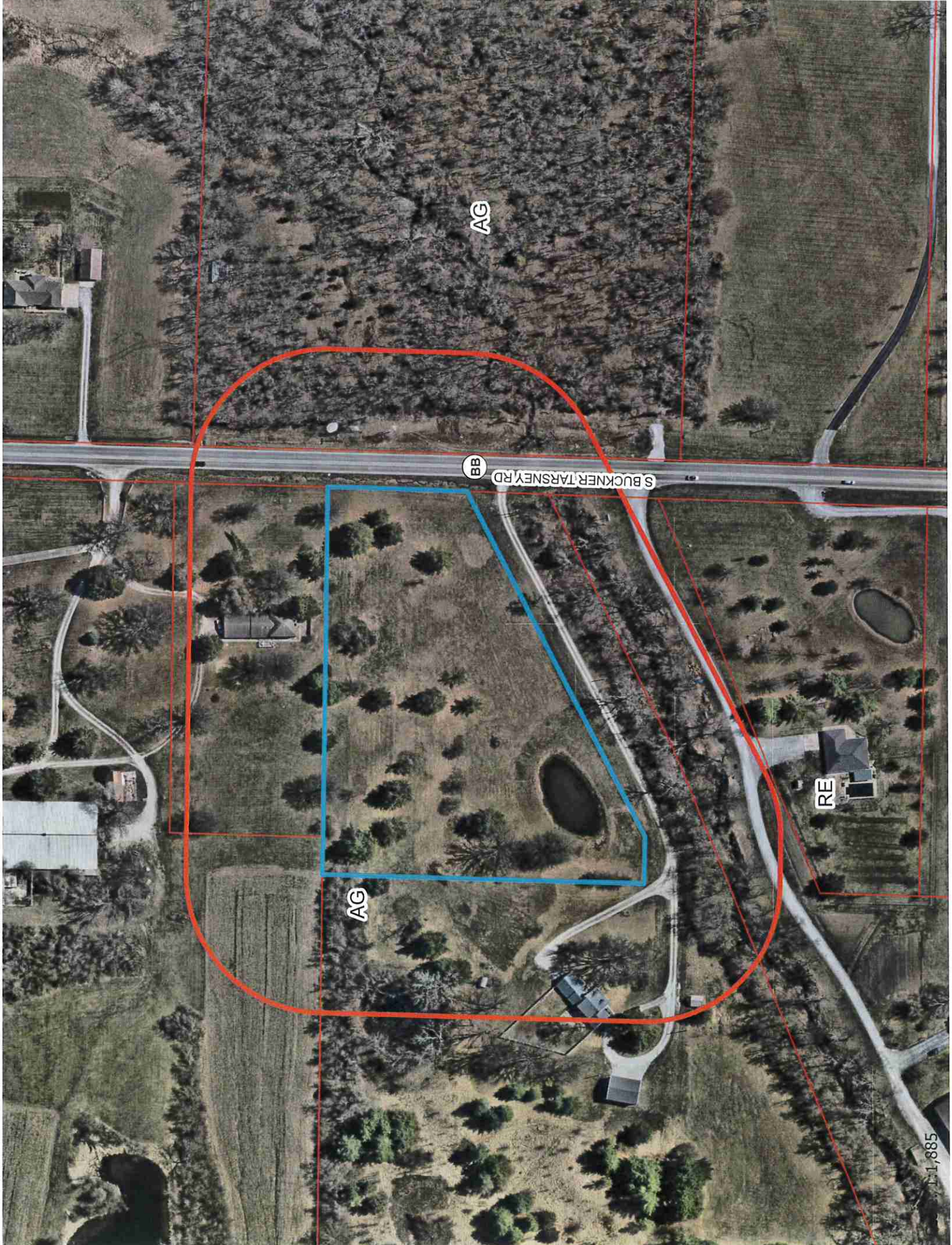
Notary Public

Katelyn Diane Cooper

Commission Expires

8/20/28





AG

BB

S BUCKNER TARSNEY RD

AG

RE

1:1,885

1841753

GENERAL WARRANTY DEED

I1797P 26

THIS DEED, Made and entered into this 25th day of April, 1988, by and between
 PATRICIA ANN MILNE and MARJORIE SHARON MUELLER, as Co-Trustees under
 written Trust Agreement dated May 15, 1986,
 of the County of Jackson, State of Missouri, party or parties of the first part, and
 THOMAS J. WALSH

of the County of Jackson, State of Missouri, party or parties of the second part,
 Grantee's mailing address: 528 W. 3rd ST., Lee's Summit, Mo. 64063

WITNESSETH, that the said party or parties of the first part, for and in consideration of the sum of One Dollar and other valuable considerations
 paid by the said party or parties of the second part, the receipt of which is hereby acknowledged, does or do by these presents GRANT, BARGAIN AND
 SELL, CONVEY AND CONFIRM unto the said party or parties of the second part, the following described Real Estate, situated in the County of
 Jackson and State of Missouri, to-wit:

Starting at the Northeast corner of Southwest Quarter of Northwest Quarter
 of Section 14, Township 49, Range 30, also being a point on centerline of
 Buckner-Tarsney Road; thence due South with Quarter Quarter line and said center-
 line 844 feet to a point, being 470 feet due North of the Southeast corner of
 said Quarter Quarter, said point is the point of beginning; thence due West
 with the South line of a deed recorded in Jackson County Records as Document
 No. I-218066, 500 feet; thence continuing 50 feet; thence due South with East
 side of a deed recorded in Jackson County Records as Document No. 773188, 430
 feet; thence due East 55 feet; thence in a Northeasterly direction 569 feet
 to a point on the East side of said Quarter Quarter and centerline of said road,
 being 306 feet due North of the Southeast corner of said Quarter Quarter; thence
 due North 164 feet to the point of beginning, EXCLUDING that part on the East
 side being Road right-of-way, in Jackson County, Missouri.

Subject to restrictions, reservations and easements of record.

This deed is given pursuant to the powers under Article 5 a of said Trust
 Agreement.

TO HAVE AND TO HOLD THE SAME, Together with all rights and appurtenances to the same belonging, unto the said party or parties forever.

The said party or parties of the first part covenanting that said party or parties and the heirs, executors, administrators and assigns of such party or
 parties, shall and will WARRANT AND DEFEND the title to the premises unto the said party or parties of the second part, and to the heirs and assigns of
 such party or parties forever, against the lawful claims of all persons whomsoever, excepting however, the general taxes for the current calendar year, and
 thereafter, and special taxes becoming a lien after the date of this deed, and restrictions, easements and building set back lines of record if any, and zoning laws.

IN WITNESS WHEREOF, the said party or parties of the first part has or have hereunto set their hand or hands the day and year first above written.

(STATE OF MISSOURI) ss
 (COUNTY OF JACKSON)
 CERTIFY INSTRUMENT RECEIVED

1988 MAY -3 P 3:22.5

I1797P 26
 RECORDED
 DIRECTOR OF RECORDS

Patricia Ann Milne (SEAL)
 (Patricia Ann Milne, Co-Trustee)

Marjorie Sharon Mueller (SEAL)
 (Marjorie Sharon Mueller, Co-Trustee)
 (SEAL)

STATE OF MISSOURI,

County of Jackson

ACKNOWLEDGMENT OF HUSBAND AND WIFE

On this 25th day of April, 1988

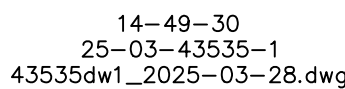
before me personally appeared PATRICIA ANN MILNE and MARJORIE SHARON MUELLER, as Co-Trustees
 under written Trust Agreement dated May 15, 1986,
 and their wife, to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free
 act and deed.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal, at my
 office in Independence, the day and year first above written.
 My term of office as a Notary Public will expire July 2, 1990, 19




Melvin R. Lamm
 MELVIN R. LAMM, Notary Public

My Commission Expires July 2, 1990



THE ABOVE DESCRIPTION HAS BEE TAKEN FROM A MISSOURI WARRANTY DEED, DOCUMENT NO. 2022E0056510, DATED JUNE 14, 2022.

An aerial photograph of a residential area. A black rectangular box highlights a specific property. A line points from the text 'SUBJECT PROPERTY' to this box. The property is situated between Suckner Tarsney Road to the west and Pink Hill Road to the south. The surrounding area includes other houses, green fields, a golf course, and a lake. The text 'SUCKNER TARSENEY ROAD' is written vertically along the road to the left of the subject property, and 'PINK HILL ROAD' is written horizontally along the road at the bottom of the image.



ANDERSON
SURVEY COMPANY
1270 N.E. DELTA SCHOOL ROAD
LEE'S SUMMIT, MISSOURI 64064
(816) 246-5060