


REQUEST FOR LEGISLATIVE ACTION

Completed by County Counselor's Office:

~~Res~~ Ord No.: 5031

Sponsor(s):

Date: October 9, 2017

SUBJECT	Action Requested <input type="checkbox"/> Resolution <input checked="" type="checkbox"/> Ordinance Project/Title: <u>Paul & Julie Tyler and Darren & Diana Luppens - RZ-2017-556</u>											
BUDGET INFORMATION <i>To be completed By Requesting Department and Finance</i>	<table border="1" data-bbox="310 478 1192 793"> <tr> <td>Amount authorized by this legislation this fiscal year:</td> <td style="text-align: right;">\$</td> </tr> <tr> <td>Amount previously authorized this fiscal year:</td> <td style="text-align: right;">\$</td> </tr> <tr> <td>Total amount authorized after this legislative action:</td> <td style="text-align: right;">\$</td> </tr> <tr> <td>Amount budgeted for this item * (including transfers):</td> <td style="text-align: right;">\$</td> </tr> <tr> <td>Source of funding (name of fund) and account code number; FROM / TO</td> <td> FROM ACCT TO ACCT </td> </tr> </table> <p>* If account includes additional funds for other expenses, total budgeted in the account is: \$</p> OTHER FINANCIAL INFORMATION: <input checked="" type="checkbox"/> No budget impact (no fiscal note required) <input type="checkbox"/> Term and Supply Contract (funds approved in the annual budget); estimated value and use of contract: Department: _____ Estimated Use: \$ _____ Prior Year Budget (if applicable): _____ Prior Year Actual Amount Spent (if applicable): _____		Amount authorized by this legislation this fiscal year:	\$	Amount previously authorized this fiscal year:	\$	Total amount authorized after this legislative action:	\$	Amount budgeted for this item * (including transfers):	\$	Source of funding (name of fund) and account code number; FROM / TO	FROM ACCT TO ACCT
Amount authorized by this legislation this fiscal year:	\$											
Amount previously authorized this fiscal year:	\$											
Total amount authorized after this legislative action:	\$											
Amount budgeted for this item * (including transfers):	\$											
Source of funding (name of fund) and account code number; FROM / TO	FROM ACCT TO ACCT											
PRIOR LEGISLATION	Prior ordinances and (date): _____ Prior resolutions and (date): _____											
CONTACT INFORMATION	RLA drafted by Randy Diehl, Administrator, Development Division, 881-4577											
REQUEST SUMMARY	Requesting a change of zoning from District AG (Agricultural) on 13.25 ± acres to District RR (Residential Ranchette). The purpose is for a two lot subdivision. The 13.25 ± acres are located In Sections 14 & 15, Township 48, Range 30, Jackson County, Missouri, at Fristoe & Buckner Tarsney Roads, and specifically described on Attachment to RLA-1. The Jackson County Plan Commission on September 21, 2017 held a public hearing and accepted testimony pertaining to the request. This request for a change in zoning is consistent with the intent and purpose of the County Plan and complies with the Unified Development Code requirements. The Jackson County Plan Commission voted 7 to 0 to recommend <u>APPROVAL</u> to the County Legislature.											
CLEARANCE	<input type="checkbox"/> Tax Clearance Completed (Purchasing & Department) <input type="checkbox"/> Business License Verified (Purchasing & Department) <input type="checkbox"/> Chapter 6 Compliance - Affirmative Action/Prevailing Wage (County Auditor's Office)											
ATTACHMENTS	See Attachment to RLA-2											
REVIEW	Department Director: Brian D. Gaddie, P.E. Director of Public Works 	Date: 9/27/2017 Date: _____										
	Finance (Budget Approval): <i>If applicable</i>	Date: _____										

Division Manager: <i>M. J. [Signature]</i>	Date: 9/21/17
County Counselor's Office:	Date:

Fiscal Information (to be verified by Budget Office in Finance Department)

- This expenditure was included in the annual budget.
- Funds for this were encumbered from the _____ Fund in _____.
- There is a balance otherwise unencumbered to the credit of the appropriation to which the expenditure is chargeable and there is a cash balance otherwise unencumbered in the treasury to the credit of the fund from which payment is to be made each sufficient to provide for the obligation herein authorized.
- Funds sufficient for this expenditure will be/were appropriated by Ordinance # _____
- Funds sufficient for this appropriation are available from the source indicated below.

Account Number:	Account Title:	Amount Not to Exceed:

- This award is made on a need basis and does not obligate Jackson County to pay any specific amount. The availability of funds for specific purchases will, of necessity, be determined as each using agency places its order.
- This legislative action does not impact the County financially and does not require Finance/Budget approval.

ATTACHMENT TO RLA-2:

Attachments

Plan Commission Public Hearing Summary from September 21, 2017

Location Map

Staff Report

Affidavit of Publication in Independence Examiner

Names/Addresses of Surrounding Property Owners

Copy of letter to said property owners

Map showing current zoning district in area

County Code Chapter 240 – Unified Development Code

County Master Plan – “Strategy for the Future”

Application

Pictures of Property

Preliminary plat

RZ-2017-556

ATTACHMENT TO RLA 1:

Description: That part of the Southeast Quarter of the Southeast of Section 15, and that part of the Southwest Quarter of the Southwest Quarter of Section 14, all in Township 48, Range 30, Jackson County, Missouri, being described as follows: Beginning at the Southwest Corner of said Southeast Quarter Southeast Quarter of Section 15; thence North 02 degrees 02 minutes 02 seconds East, 918.89 to the True point of Beginning, thence continuing North 02 degrees 02 minutes 02 seconds East, 386.00 feet to the Northwest Corner of said Southeast Quarter Southeast Quarter; thence South 87 degrees 28 minutes 38 seconds East 1329.42 feet to the Northwest corner of said Southwest Quarter Southwest Quarter of Section 14; thence South 88 degrees 41 minutes 47 seconds East along said North line, 311.41 feet to the west right of way line of Buckner Tarsney Road; thence South 39 degrees 36 minutes 33 seconds West along said right of way, 594.42 feet; thence N 73 degrees 03 minutes 20 seconds West, leaving said right of way, 470.21 feet; thence South 89 degrees 15 minutes 37 seconds West 228.6 feet; thence South 88 degrees 54 minutes 16 seconds West, 413.83 feet; thence North 88 degrees 56 minutes 29 seconds West, 184.08 to True point of Beginning. Except part in roads

RE: RZ-2017-556

Randy Diehl gave the staff report:

Applicant: Paul & Julie Tyler
Darren & Diana Luppens

Location: Buckner Tarsney Road

Area: 13.25± acres in Sections 14 & 15, Township 48, Range 30

Request: Change of zoning from District AG (Agricultural) to District RR (Residential Ranchette)

Purpose: Applicant is requesting the change in zoning for a two lot subdivision.

Current Land Use and Zoning in the Area:

The zoning in the immediate area is Agricultural with the majority of the land use being single family residences. There are residential zonings and subdivisions created after the implementation of the Unified Development Code, as well as a few created prior to the UDC requirements. These properties are within District AG.

There are a few platted developments within the proximity of the subject property.

The applicant owns approximately 31± and is wanting to plat the 13.25 acres into a two lot subdivision. Lot 2 will be 6.47 in size, fronting Buckner Tarsney Road. Lot 1 is being created from Luppens existing legal non-conforming 1.5± acre tract, fronting Fristoe Road, and adding 5.0 acres from the 13.25 to create a 6.33 acre lot.

Plan:

The County Plan Development Diagram illustrates this area within the Suburban Development Tier (SDT).

Residential Ranchette is appropriate for the SDT.

Recommendation:

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

Staff recommends APPROVAL of RZ-2017-556.

Respectfully submitted,

Jackson County Public Works
Development Division
Randy Diehl, Administrator

Mr. Antey: Are there any questions for Randy?

Mr. Tarpley: How many new houses will there be?

Mr. Diehl: One. Lot 1 is the Luppen's which has their existing home on it. The remaining 30 acres contains the Tyler's home. Lot 2 will be available for a new residence. The driveway will be in the center of the lot, due to site distance requirements.

Mr. Antey: Is the applicant here?

Paul Tyler, 8213 Fristoe Road. We bought this about three years ago. We have no intent of breaking this up at all, due to financial problems, we decided to divide this. Our neighbor will benefit by expanding their lot, and maybe a family member take the other. We will retain the rest.

Mr. Tarpley: What is the current use of the lot?

Mr. Tyler: Currently there is hay on 13 acres.

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?

Lynda Tolen, 8204 S Fristoe Road. We live directly across from the property. Our concern is why does this need to be rezoned, and what are the implications down the road? We are concerned with it going from Ag to Residential. And how many rooftops will potentially come up down the road if it changed hands again.

Mr. Antey: Any future sub-dividing would come before this board. That would be the 20 acres left over on the south. There are minimum lot size requirements in this tier. These lots will be 6 acres apiece. The Luppens are taking their 1.5 acres and adding 5 acres onto it. This actually brings their property into compliance with the development code. The only new rooftop would be on Lot 2.

Mr. Diehl: The two new lots cannot be further sub-divided. There are frontage requirements. Also flag lots would not be allowed in this area. The remaining 20 acres would need to come before this board if they wanted to create property less than 10 acres. They could divide the property into two 10 acre tracts without approval.

Debbie Perry, 8116 S Fristoe Road. I have some papers from some of the other property owners who are against this rezoning. We want to know why this has to be residential.

Mr. Antey: Any division of land less than 10 acres, need to be rezoned. Land over 10 acres remain in Ag zoning.

Ms. Perry: We were wondering how they were able to build their house on that small of a tract.

Mr. Diehl: That tract was created prior to the code adopted in 1995. Those types of properties are legal non-conforming. They are grandfathered in and can be developed under the code.

Mr. Antey: The owner of the 1.5 acre tract is purchasing 5 acres from the Luppens. Both pieces are being joined together to create the 6 acre lot. The grandfather status is going away since the new lot is adsorbing the non-conforming tract. Since the lot is less than 10 acres, it must be rezoned as well.

Ms. Perry: It's kind of disturbing. The lady he purchased it from had sort of agreement that he would keep the property together. I know I can't speak for her. I've been there 60 years.

Mr. Antey: Then you've seen a lot of subdivisions.

Ms. Perry: We don't have subdivisions.

Mr. Antey: A subdivision is extra houses. Any division of land is basically a subdivision of land.

Ms. Perry: We are country people, we don't want to see houses going up all over the place.

Mr. Antey: So a 5 acre lot isn't okay with you, but a 2 acre is? There are 2 acres all around you.

Ms. Perry: They didn't have to do that then.

Mr. Antey: That's correct. Prior to the UDC, you could do that. Now there are minimum requirements that help protect the rural feel of the community.

Ms. Perry submits letter of opposition.

Mr. James White, 32301 E Major Road. I've lived out there 60 some years. I was curious why it was being rezoned. Back in '84 by dad had 40 acres and he just sold off pieces. He didn't have to go through all this. We were concerned that with the rezoning they were going to bust it up into 1 acre lots.

Mr. Antey: The rezoning is actually a protection in place now that is a protection to the other property owners. This allows them to go below 10 acres and not fall below the minimum lot size.

Mr. White: That's what we didn't understand.

Mr. Antey: That's why we have the UDC. To make sure that development doesn't just happen willy nilly.

Mr. Tarpley: They had to set up these rules to ensure proper sizes for wastewater. That is why there is a minimum of three acres for development.

Mr. Diehl: The 3 acre minimum comes from the State. Any new lots that are to be served by an onsite wastewater system cannot be less than 3 acres.

Mr. Tarpley: One other thing, this doesn't affect your taxes. This really doesn't affect you except there will be one more rooftop in the area.

Mr. White: We were just concerned that they weren't building 10 house on 10 acres lots.

Mr. Antey: That can't happen because of the minimum lot sizes requirements of the UDC.

Mr. Crawford: These rules are to help keep the rural feel of the neighborhood.

Motion to take under advisement.

Mr. Tarpley moved to take under advisement. Ms. Mershon seconded.

Discussion under advisement

Mr. Tarpley: I see what those testifying are concerned about. Hopefully their minds are at ease.

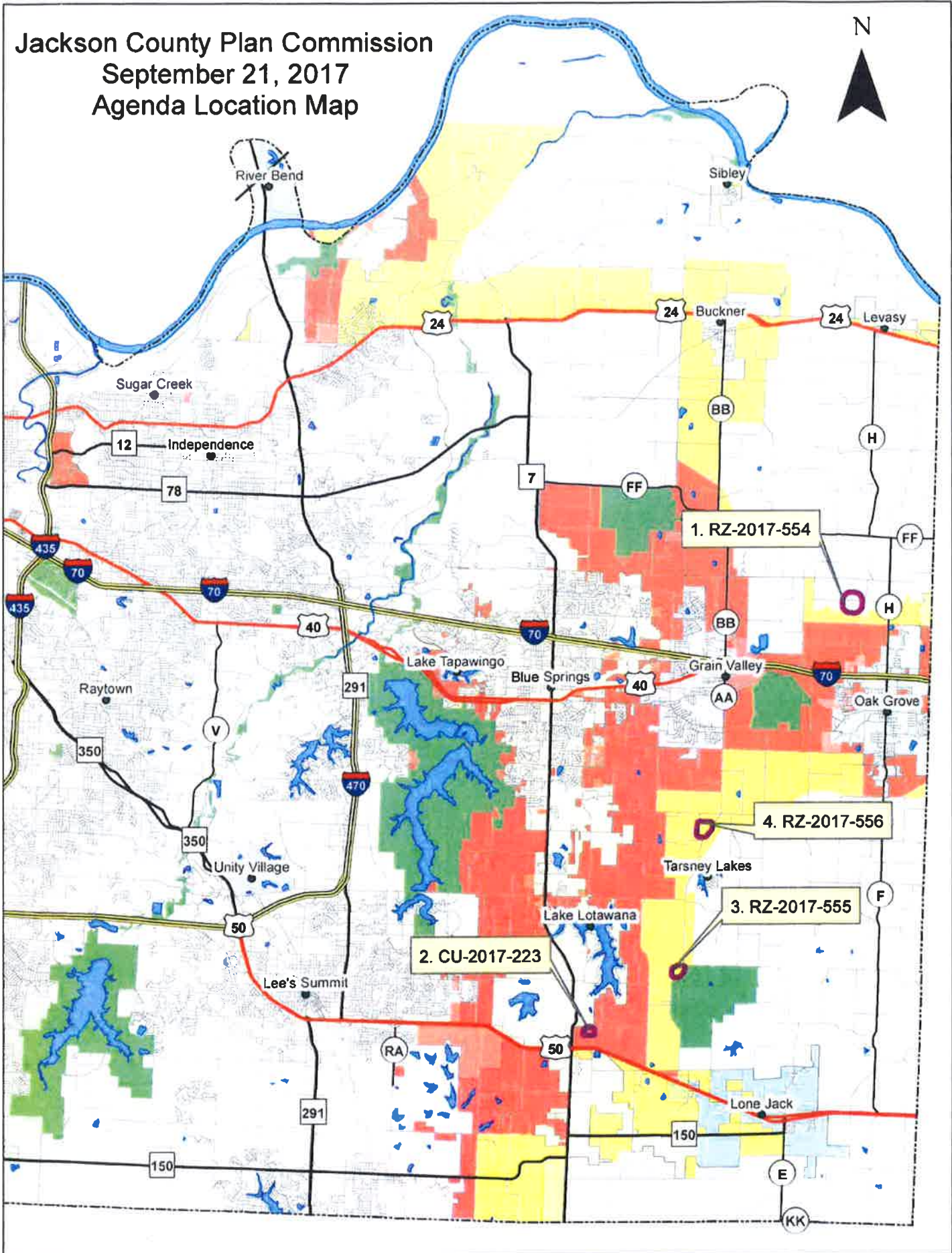
Mr. Antey: I like it since we are bring one more piece into compliance by adding acreage onto it.

Mr. Crawford moved to approve. Mr. Haley seconded.

Mr. Tarpley	Approve
Mr. Gibler	Approve
Mr. Haley	Approve
Mr. Crawford	Approve
Ms. Mershon	Approve
Ms. Querry	Approve
Chairman Antey	Approve

Motion Carried 7 – 0.

Jackson County Plan Commission September 21, 2017 Agenda Location Map



STAFF REPORT

**PLAN COMMISSION
September 21, 2017**

RE: RZ-2017-556

Applicant: Paul & Julie Tyler
Darren & Diana Luppens

Location: Buckner Tarsney Road

Area: 13.25± acres in Sections 14 & 15, Township 48, Range 30

Request: Change of zoning from District AG (Agricultural) to District RR (Residential Ranchette)

Purpose: Applicant is requesting the change in zoning for a two lot subdivision.

Current Land Use and Zoning in the Area:

The zoning in the immediate area is Agricultural with the majority of the land use being single family residences. There are residential zonings and subdivisions created after the implementation of the Unified Development Code, as well as a few created prior to the UDC requirements. These properties are within District AG.

There are a few platted developments within the proximity of the subject property.

The applicant owns approximately 31± and is wanting to plat the 13.25 acres into a two lot subdivision. Lot 2 will be 6.47 in size, fronting Buckner Tarsney Road. Lot 1 is being created from Luppens existing legal non-conforming 1.5± acre tract, fronting Fristoe Road, and adding 5.0 acres from the 13.25 to create a 6.33 acre lot.

Plan:

The County Plan Development Diagram illustrates this area within the Suburban Development Tier (SDT).

Residential Ranchette is appropriate for the SDT.

Recommendation:

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

Staff recommends APPROVAL of RZ-2017-556.

Respectfully submitted,

Jackson County Public Works
Development Division
Randy Diehl, Administrator

RZ-2017-556
Paul & Julie Tyler
Darren & Diana Luppens



Legend
300' Notification Area

1 inch = 667 feet

Plan Commission September 21, 2017
RZ-2017-556

Property Owners Within 300 feet

parcel_number	owner *	owneraddress	ownercity	ownerstate	zip
40-900-04-39-00-0-00-000	BROOKS JEFFREY D & HEATHER J	8014 FRISTOE RD	GRAIN VALLEY	MO	64029
40-900-04-10-00-0-00-000	CHAPMAN R STEVEN & THOMASA J	10021 S BUCKNER TARSNEY RD	GRAIN VALLEY	MO	64029
40-800-03-10-00-0-00-000	CHAPMAN R STEVEN & THOMASA J	10021 S BUCKNER TARSNEY RD	GRAIN VALLEY	MO	64029
55-300-01-22-00-0-00-000	CHAPMAN R STEVEN & THOMASA J	10021 S BUCKNER TARSNEY RD	GRAIN VALLEY	MO	64029
55-300-01-17-00-0-00-000	COLE ROGER L & DEBRA K	31806 E HARRIS POTTS RD	OAK GROVE	MO	64075
55-300-01-28-00-0-00-000	COLSTON CHARLES W III & CLARICA	32003 E FRISTOE RD	GRAIN VALLEY	MO	64029
55-300-01-27-00-0-00-000	COLSTON CHARLES W III & CLARICA	32003 E FRISTOE RD	GRAIN VALLEY	MO	64029
55-300-01-02-00-0-00-000	EHRENBERG RODGER	4317 NW R D MIZE RD	BLUE SPRINGS	MO	64015
40-900-04-12-00-0-00-000	FLYNN CORDELL	8220 E FRISTOE RD	UNINCORPORATED	MO	64029
40-900-04-04-00-0-00-000	GIBSON CONSTANCE R	8023 S FRISTOE RD	GRAIN VALLEY	MO	64029
40-900-04-18-00-0-00-000	GIBSON KIOKI RICHARD	2240 NE SUMMERFIELD DR	BLUE SPRINGS	MO	64029
40-900-04-08-02-0-00-000	PERRY DEBORAH & GARY	8116 S FRISTOE RD	GRAIN VALLEY	MO	64029
40-900-04-08-01-0-00-000	PERRY MARTIN R & STACEY J	8112 S FRISTOE RD	GRAIN VALLEY	MO	64029
40-900-04-13-00-0-00-000	SCHEFERS LANCE J	32202 E MAJOR RD	GRAIN VALLEY	MO	64029
40-900-04-19-00-0-00-000	SCHMIDT DUANE F SR & MARILYN K	11900 KENTUCKY AVE	SUGAR CREEK	MO	64054
40-900-04-11-00-0-00-000	SCHMIDT DUANE F SR & MARILYN K	11900 KENTUCKY AVE	SUGAR CREEK	MO	64054
40-800-03-24-00-0-00-000	SHIFLETT BART D & LEIGH ANN	8010 S BUCKNER-TARNSEY RD	OAK GROVE	MO	64075
40-900-04-21-00-0-00-000	THOMAS NANCY V	8024 S FRISTOE RD	GRAIN VALLEY	MO	64029
40-900-04-17-00-0-00-000	TOLEN GREGORY D & LYNDA L	8204 S FRISTOE RD	GRAIN VALLEY	MO	64029
40-900-04-05-00-0-00-000	VENNEMAN PATRICK	6807 SHIPPY RD	BLUE SPRINGS	MO	64014
40-800-03-03-00-0-00-000	WALKER KRISTOPHER W & AMY J	8024 S BUCKNER TARSNEY RD	GRAIN VALLEY	MO	64029
40-800-03-05-00-0-00-000	WARREN LEWIS G & LINDA S	8103 S BUCKNER TARSNEY RD	OAK GROVE	MO	64075
40-900-04-06-00-0-00-000	TYLER PAUL & JULIE	8213 S FRISTOE RD	GRAIN VALLEY	MO	64029
40-900-04-07-00-0-00-000	LUPPENS DARREN J & DIANA L	621 SW TISHA LN	GRAIN VALLEY	MO	64029

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- 2017- 556

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: Paul & Julie Tyler , Darren & Diana Luppens
 Address: 8213 S. FRISTOE RD 8105 S. FRISTOE RD
Grain Valley, MO 64029 Grain Valley, MO 64029
 Phone: 816- 674- 2349
 - b. Owner(s) Name: SAME
 Address: _____
 Phone: _____
 - c. Agent(s) Name: SAME

Address: _____

Phone: _____

- d. Applicant's interest in Property: FEE SIMPLE
2. General location (Road Name) S. FRISTOE RD #1
S. BUCKNER TARSNEY RD
3. Present Zoning AG Requested Zoning RE PL
4. AREA (sq. ft. / acres) 34.44 AC
5. Legal Description of Property: (Write Below or Attached 9)
DEEDS ATTACHED
6. Present Use of Property: RESIDENTIAL
7. Proposed Use of Property: RESIDENTIAL
8. Proposed Time Schedule for Development: 1-YEAR
9. What effect will your proposed development have on the surrounding properties?
ADDING ONE SINGLE-FAMILY RESIDENCE TO S. BUCKNER TARSNEY RD.
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? NO
11. Describe the source/method which provides the following services, and what effect the development will have on same:
- a. Water _____
 - b. Sewage disposal _____
 - c. Electricity _____
 - d. Fire and Police protection _____
12. Describe existing road width and condition: 4- 24' WIDE ASPHALT PAVEMENT

13. What effect will proposed development have on existing road and traffic conditions? Adding one single-family residence to
S. Buckner Tarsney Rd.

14. Are any state, federal, or other public agencies approvals or permits required for the proposed development? UNKNOWN

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

TYLER

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

P.T.

Property Owner(s)

Paul Tyler
[Signature]

8-28-17
8-28-17

Applicant(s):

Contract Purchaser(s):

STATE OF Missouri

COUNTY OF Jackson

On this 29th day of August, in the year of 2017, before me the undersigned notary public, personally appeared _____

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

June 6, 2020



LUPPENS

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) Dawn J. Luppens 8/26/17
Diana Luppens 8-26-17

Applicant(s): _____

Contract Purchaser(s): _____

STATE OF Missouri
COUNTY OF Jackson

On this 29th day of August, in the year of 2017, before me
the undersigned notary public, personally appeared _____

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 Lorin Truitt Commission Expires June 6, 2020



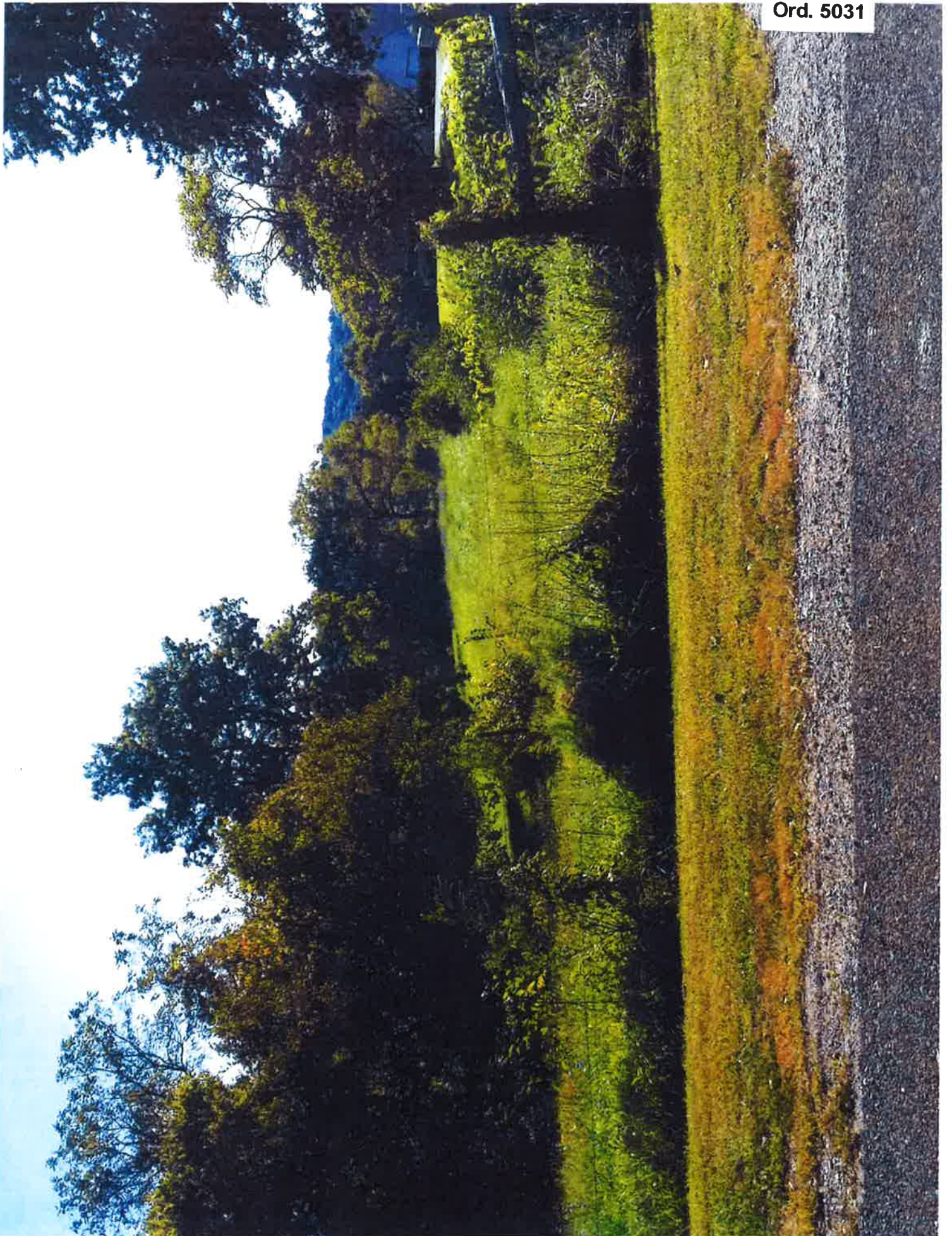
RZ-2017-556

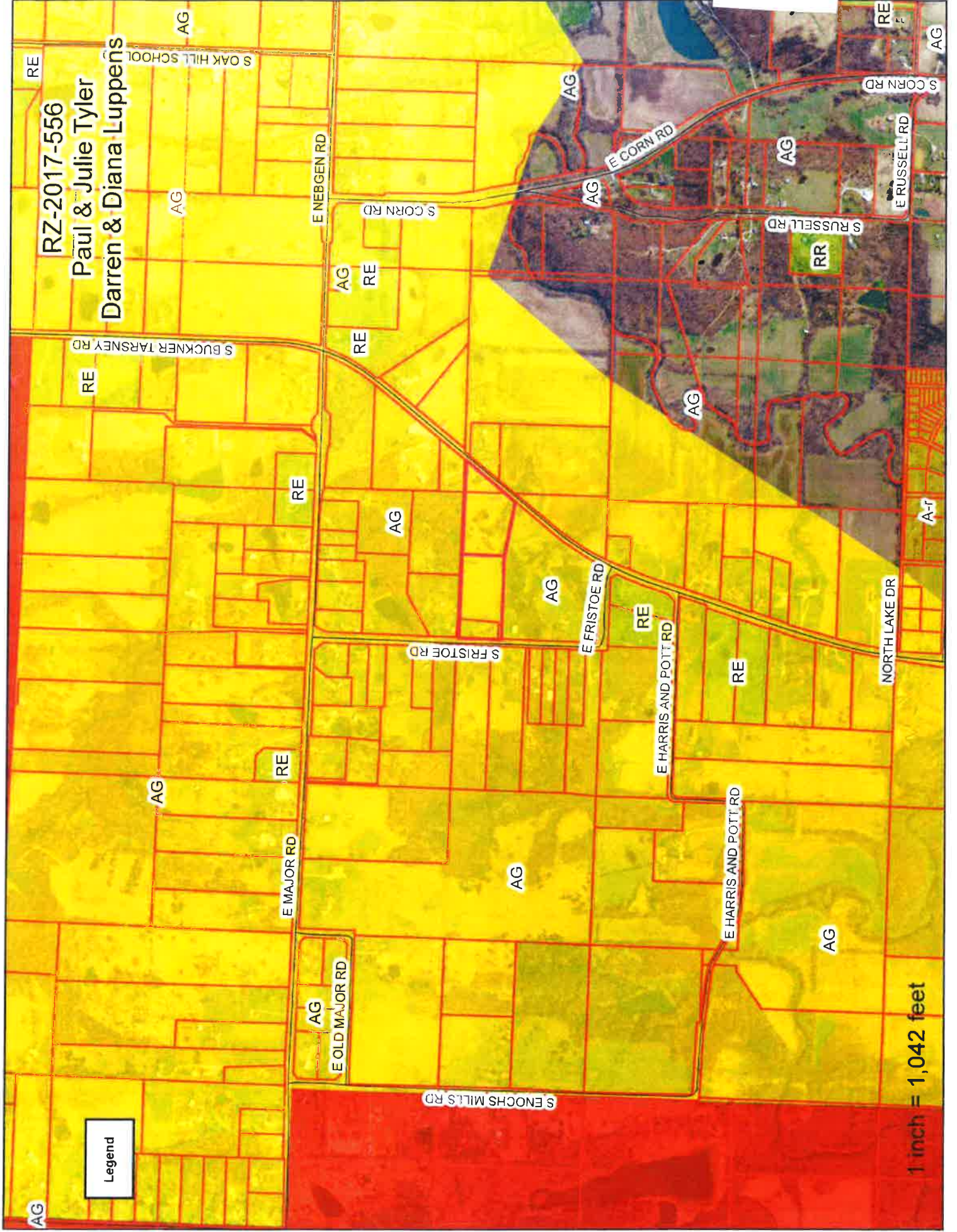
Paul & Julie Tyler
Darren & Diana Luppens



Legend

1 inch = 200 feet





RZ-2017-556

Paul & Julie Tyler

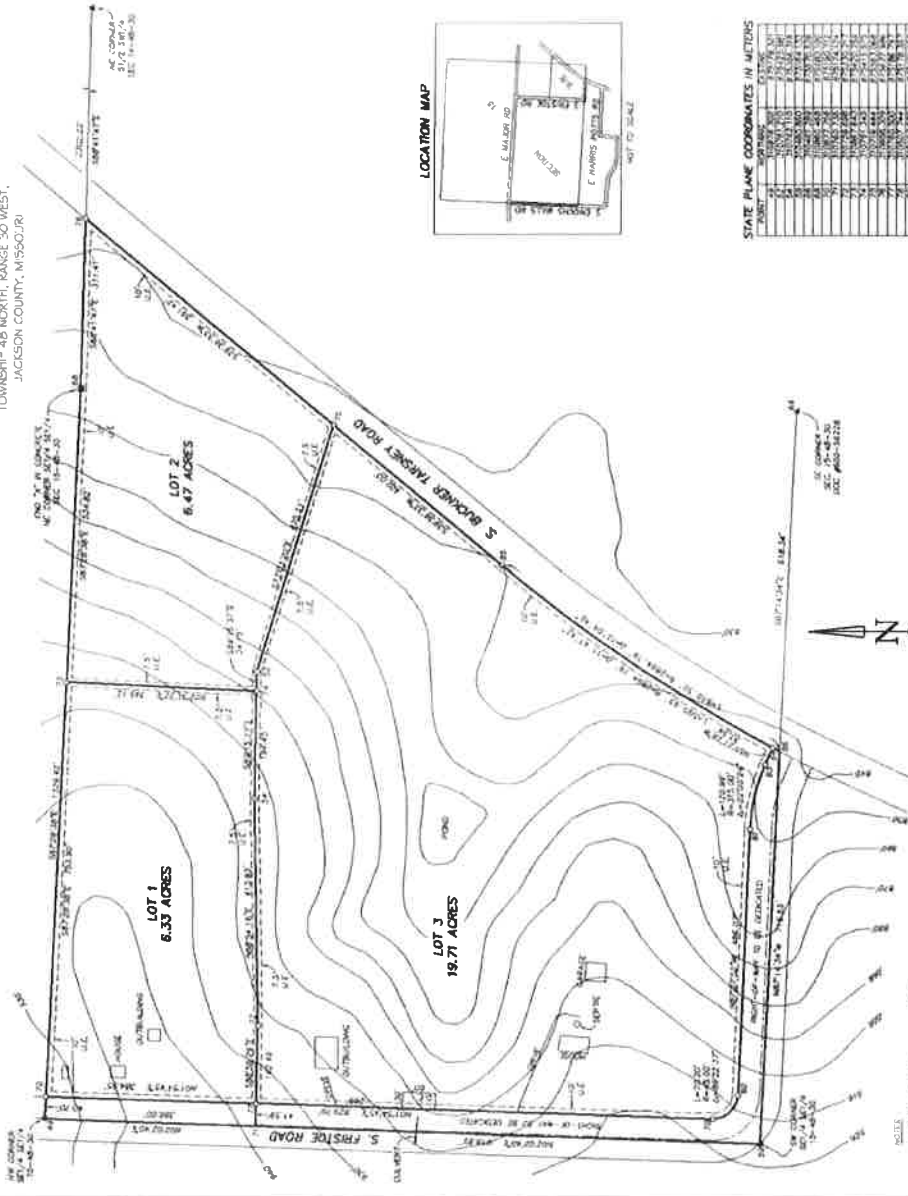
Darren & Diana Luppens

Legend

1 inch = 1,042 feet

TYLER-LUPPENS MINOR SUBDIVISION
PRELIMINARY PLAT

LOCATED IN THE SW 1/4 OF SE 1/4 SECTION 15,
AND THE SW 1/4 SW 1/4 SECTION 14,
TOWNSHIP 48 NORTH, RANGE 30 WEST,
JACKSON COUNTY, MISSOURI



STATE PLANE COORDINATES IN METERS

EASTING	NORTHING	EASTING	NORTHING	EASTING	NORTHING	EASTING	NORTHING
610000.00	4400000.00	610000.00	4400000.00	610000.00	4400000.00	610000.00	4400000.00
610000.00	4400000.00	610000.00	4400000.00	610000.00	4400000.00	610000.00	4400000.00
610000.00	4400000.00	610000.00	4400000.00	610000.00	4400000.00	610000.00	4400000.00
610000.00	4400000.00	610000.00	4400000.00	610000.00	4400000.00	610000.00	4400000.00

- NOTES:
1. Owners, Paul Tate and John Tate, MO 84629
 2. 3123 S. FRISTOE ROAD, JACKSON COUNTY, MISSOURI 64502
 3. The subject property is currently zoned Agricultural
 4. The Flood Insurance Rate Map (FIRM) is 2005201501E (see map).
 5. Showing system is Missouri State Plane (NAD 83).
- Legend:
- = SET 1/2" IRON BAR
 - = FOUND 3/8" IRON BAR
 - △ = FOUND 2" IRON BAR
 - = CALCULATED CORNER

DESCRIPTION OF ALIENS' RIGHTS THEREIN:
The plat is a preliminary plat of a subdivision of land, and the land shown on the plat is not yet owned by the applicant. The land shown on the plat is owned by the State of Missouri, and the applicant is applying for a preliminary plat of a subdivision of the land. The applicant is requesting that the plat be approved so that the land can be subdivided into lots. The applicant is requesting that the plat be approved so that the land can be subdivided into lots. The applicant is requesting that the plat be approved so that the land can be subdivided into lots.

STREETS AND ROADS:
The streets and roads shown on the plat are not yet dedicated to public use and are hereby dedicated to public use. The streets and roads shown on the plat are not yet dedicated to public use and are hereby dedicated to public use. The streets and roads shown on the plat are not yet dedicated to public use and are hereby dedicated to public use.

STATEMENTS:
The applicant is hereby granted the authority to subdivide the land shown on the plat into lots. The applicant is hereby granted the authority to subdivide the land shown on the plat into lots. The applicant is hereby granted the authority to subdivide the land shown on the plat into lots.

WITNESSES:
I, the undersigned, being duly sworn, depose and say that the foregoing is a true and correct copy of the plat as shown to me by the applicant. I, the undersigned, being duly sworn, depose and say that the foregoing is a true and correct copy of the plat as shown to me by the applicant.

NOTARY PUBLIC:
I, the undersigned, being duly sworn, depose and say that the foregoing is a true and correct copy of the plat as shown to me by the applicant. I, the undersigned, being duly sworn, depose and say that the foregoing is a true and correct copy of the plat as shown to me by the applicant.

SEVERANCE ASSOCIATES
Professional Surveyors
1001 S. FRISTOE ROAD
JACKSON COUNTY, MISSOURI 64502
PHONE: 816-481-1111
FAX: 816-481-1112
WWW.SEVERANCEASSOCIATES.COM


SECO LAND SURVEYING, LLC
1001 S. FRISTOE ROAD
JACKSON COUNTY, MISSOURI 64502
PHONE: 816-481-1111
FAX: 816-481-1112
WWW.SEVERANCEASSOCIATES.COM


Survey For: PAUL TATE
3123 S. FRISTOE ROAD
JACKSON COUNTY, MISSOURI 64502

Date: MAY 21, 2017

Project #: 2017-01-00


I, Stacey J. Perry, at 8112 S. Fristoe Rd Grain Valley, MO 640 do NOT wish for the land to be subdivided and/or rezoned


MARTY PERRY
16 SEP 2017



Stacey J. Per
9-16-17


The Gibson residents, Kioki and Sadie Gibson, at 8206 S Fristoe Grain Valley, MO 64029 do NOT wish for the land to be subdivided and/or rezoned.

✓ 
Sadie Gibson 9/16/2017

 9-16-17
Kioki Gibson


The Walker residents, Kris + Amy Walker at 8024 S. Buckner Tarsney Rd Gvmo do NOT wish for the land to be subdivided and/or rezoned.

✓ 
Amy Walker
9-16-17


Kris Walker
9-16-17

The Gibson residents, C. Zane & Connie Gibson at 8023 S. Fristoe Rd, Grain Valley, Mo., 64029, Do NOT wish for the land to be subdivided and/or rezoned.

Connie Gibson
Connie Gibson
9-16-17

 9/16/17
Charles Zane Gibson

We, the undersigned, are opposed to the rezoning of the Tyler/Kuppens zoning proposal:

- 1. CORDELL FLYNN 8220 S FRISTOE RD *CordeLL Flynn*
- 2. Casey Hoffmann 8006 South Fristoe Rd. *Casey Hoff*
- 3. Michael Wyatt 7924 S. Fristoe RD. *Michael S. Wyatt*
- 4 ~~Wallace O. Laford~~ 7916 S Fristoe Rd *Wallace O. Laford*
- 5 ~~PAOLA STEWART~~ *Paula Stewart*
- 6 Greg Tolen 8204 S. Fristoe Rd. *Greg Tolen*
- 7 Lynda Tolen 8204 S. Fristoe Rd. *Lynda Tolen*
- 8 Jeffrey D. Brooks 80145 Fristoe Rd *Jeffrey Brooks*
- 9 Heather S Brook 80149. Fristoe Rd *Heather Brooks*
- 10. Lance J. Schefers 8224 Fristoe Rd. *Lance J. Schefers*
- 11 Bart Shiflett 8010 S Buckner Turnpike Rd *Bart Shiflett*
- 12 Leigh Ann Shiflett 8010 S Buckner Turnpike Rd *Leigh Ann Shiflett*
- 13 Jeanne Strop 8014 S Buckner Turnpike Rd *Jeanne Strop*
- 14 MARILYN SCHMIDT 8208 Fristoe Rd *Marilyn Schmidt*
- 15 DUANE SCHMIDT 8208 Fristoe Rd. *Duane Schmidt*
- 16 MARILYN SCHMIDT 8214 Fristoe Rd *Marilyn Schmidt*
- 17 DUANE SCHMIDT 8214 Fristoe Rd *Duane Schmidt*



**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 6, 2017

RE: Public Hearing: RZ-2017-556
Paul & Julie Tyler and Darren & Diana Luppens

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 Paul & Julie Tyler and Darren & Diana Luppens for a change of zoning from District AG (Agricultural) on 13.25 ± acres to District RR (Residential Estates). The purpose is for a two lot subdivision. The 13.25 ± acres are located in Sections 14 & 15, Township 48, Range 30, Jackson County, Missouri, at Fristoe & Buckner Tarsney Roads.

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 21, 2017 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 881-4649.

Sincerely,

Alice Young
32205 E Major Rd
Grain Valley, MO

64029



Against

Jackson County Public Works
Development Division
Randy Diehl, Administrator

James E White
ADMIN

32301 E Major Rd

Ord. 5031
Gran Valley MO,
64029