

RZ-2025-689

ATTACHMENT 1: PROPERTY DESCRIPTION

Description:

A tract of land located in the Southwest Quarter of Section 24, Township 50, Range 30, Jackson County, Missouri, more particularly described as follows: Beginning at the said Center of Section 24, Township 50, Range 30; thence West along the North line of the said Southwest Quarter, North 88 degrees 53 minutes 41 seconds West, a distance of 250.00 feet; thence departing said North line, South 03 degrees 09 minutes 18 seconds West, a distance of 38.00 feet; thence North 88 degrees 53 minutes 41 seconds West, a distance of 200.60 feet; thence South 03 degrees 11 minutes 12 seconds West, a distance of 483.25 feet; thence South 88 degrees 51 minutes 55 seconds East, a distance of 450.60 feet to a point of the East line of said Southwest Quarter; thence North along said East line said Quarter, North 03 degrees 11 minutes 12 seconds East, a distance of 501.25 feet to the point of beginning. Except part in road.

RZ-2025-689

ATTACHMENT 2: ZONING SUPPORT DOCUMENTATION

Attachments

Plan Commission Public Hearing Summary from January 16, 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 plat

Randy Diehl gave the staff report:

RE: RZ-2025-689

Applicant: Luke & Kimberly Stanley

Location: 34705 E. Marbry Road

Area: 5.00 ± acres

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

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

Current Land Use and Zoning in the Area:

The zoning in the area is Agricultural and Residential.

Land use is single family residences and farmed tracts.

Property sizes range from 5.00 acres to larger tracts.

The applicant wishes to place the existing dwelling on a 5.00-acre lot. The remaining 5.00 acres will remain within District AG and will be conveyed back to the owners of the surrounding farm ground.

In 2023 two lots to the South were rezoned to District RR to create two residential lots.

County Plan:

The County Plan Development Diagram illustrates this area within the Rural Development Tier (RDT).

Recommendation:

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

Staff recommends APPROVAL of RZ-2025-689.

Respectfully submitted,

Jackson County Public Works
Development Division
Randy Diehl, Administrator

Mr. Antey: Are there any questions for Randy?

There were none.

Mr. Antey: Is the applicant here?

Kimberly Stanley: 34705 E. Mabry Road, Buckner.

Mr. Antey: Do you have anything to add to the report?

No.

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?

There were none.

Motion to take under advisement.

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

Discussion under advisement

Mr. Farrar moved to approve. Mr. Crawford seconded.

Mr. Farrar	Approve
Mr. Smead	Approve
Mr. Horn	Approve
Mr. Crawford	Approve
Ms. Ryerkerk	Approve
Chairman Antey	Approve

Motion Carried 6 – 0

STAFF REPORT

PLAN COMMISSION January 16, 2025

RE: RZ-2025-689

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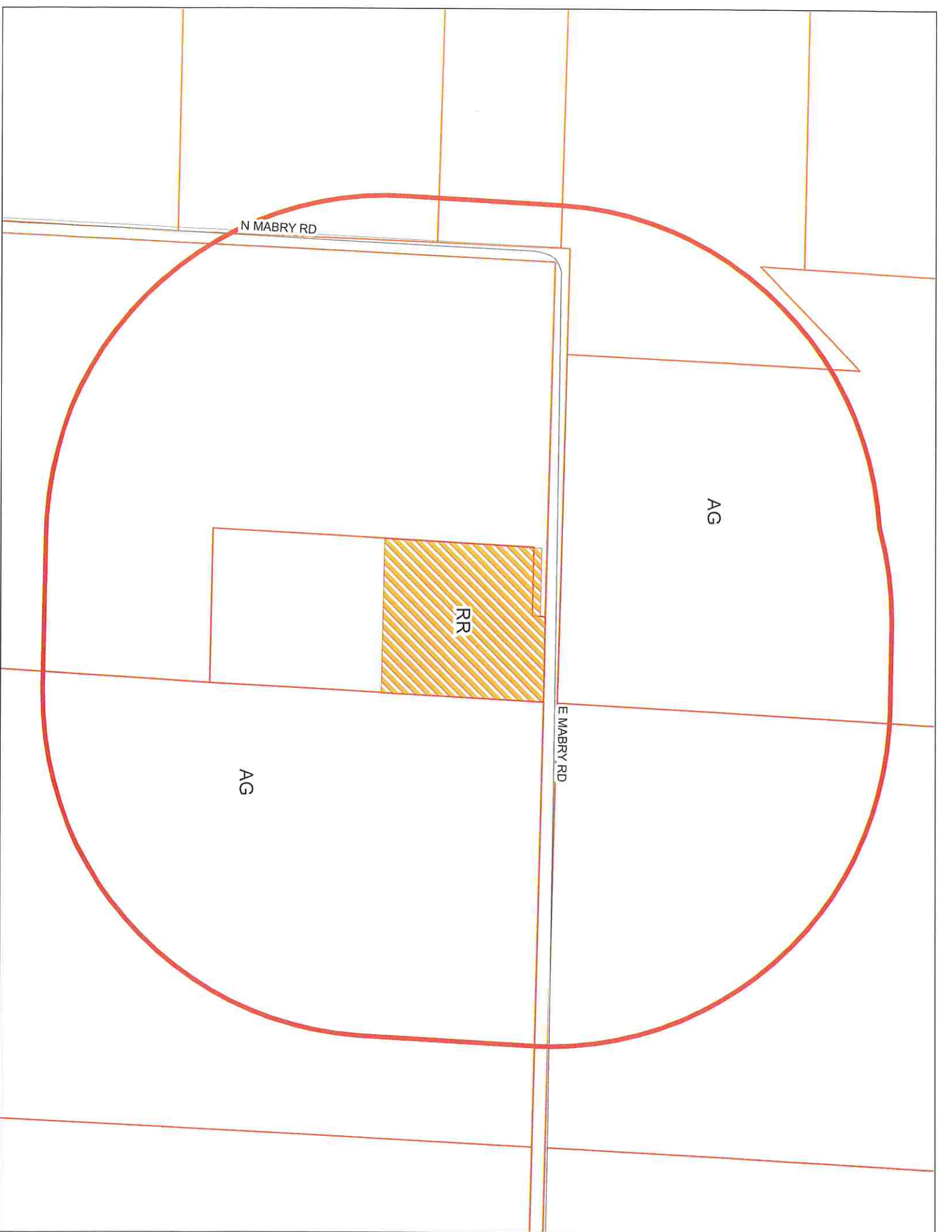
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Respectfully submitted,

Jackson County Public Works
Development Division
Randy Diehl, Administrator



N MABRY RD

AG

RR

AG

E MABRY RD

RZ-2025-689

Property Owners Within 1000 feet

parcel	owner	address	city	state	zip
19-100-02-04-00-0-00-000	METHODIST CHURCH OF AM BUCKNER	PO BOX 318	BUCKNER	MO	64016
19-100-03-05-00-0-00-000	BOWMAN JOSHUA & CHARLOTTE	1800 N MABRY RD	BUCKNER	MO	64016
19-100-02-07-00-0-00-000	BOWMAN JOSHUA & CHARLOTTE	1800 N MABRY RD	BUCKNER	MO	64016
19-100-03-07-00-0-00-000	ALLIN JAMES W & RAYNA M	821 S QUEEN RIDGE DR	INDEPENDENCE	MO	64050
19-100-04-02-00-0-00-000	METHODIST CHURCH OF AM BUCKNER	PO BOX 318	BUCKNER	MO	64016
19-100-01-14-00-0-00-000	METHODIST CHURCH OF AM BUCKNER	PO BOX 318	BUCKNER	MO	64016
19-100-03-12-01-0-00-000	HALL NANCY SUE & STRUEWE NELSON CHARLES	1401 N MABRY RD	BUCKNER	MO	64016
19-100-03-15-00-0-00-000	WHEELER KIMBERLY S & STANLEY LUKE A	34705 E MABRY RD	BUCKNER	MO	64016



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

January 31, 2044

RE: Public Hearing: RZ-2025-689
Kimberly & Luke Stanley

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 Kimberly & Luke Stanley for a change of zoning from District AG (Agricultural) on 10 ± acres to District RR (Residential Ranchette). The purpose is to create a single-family lot at 34705 E. Mabry 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, January 16, 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,

A handwritten signature in blue ink, appearing to read "Randy Diehl".

Jackson County Public Works
Development Division
Randy Diehl, Administrator

Frank White, Jr., 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- 2025-689

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: _____

Address: _____

Phone: _____

b. Owner(s) Name: Luke Stanley & Kimberly Stanley

Address: 34705 E. Mabry Rd. Buckner, MO 64016

Phone: 816-772-6749 or 816-694-7942

c. Agent(s) Name: _____

Address: _____

Phone: _____

d. Applicant's interest in Property: _____

2. General location (Road Name) _____

34705 E. Mabry Rd. Buckner, MO 64016

3. Present Zoning AG Requested Zoning RR

4. AREA (sq. ft. / acres) 5 acres

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

See attached survey

6. Present Use of Property: Single Family Home

7. Proposed Use of Property: Single Family Home

8. Proposed Time Schedule for Development: NONE

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? _____

11. Describe the source/method which provides the following services, and what effect the development will have on same:

a. Water Jackson County PWS #16, NONE

b. Sewage disposal Septic, None

c. Electricity Evergy, None

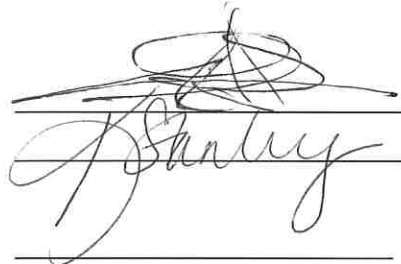
d. Fire and Police protection Buckner Police & Fire

12. Describe existing road width and condition: Asphalt Road

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)



Date

12/2/24
12/2/24

Applicant(s):

Contract Purchaser(s):

STATE OF Missouri

COUNTY OF Jackson

On this 2nd day of December, in the year of 2024, before me the undersigned notary public, personally appeared Luke Stanley & Kimberly Stanley

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 Alisha Wetzel

Commission Expires June 7, 2027

ALISHA WETZEL
Notary Public - Notary Seal
State of Missouri
Commissioned for Jackson County
My Commission Expires: June 07, 2027
Commission Number: 15150891



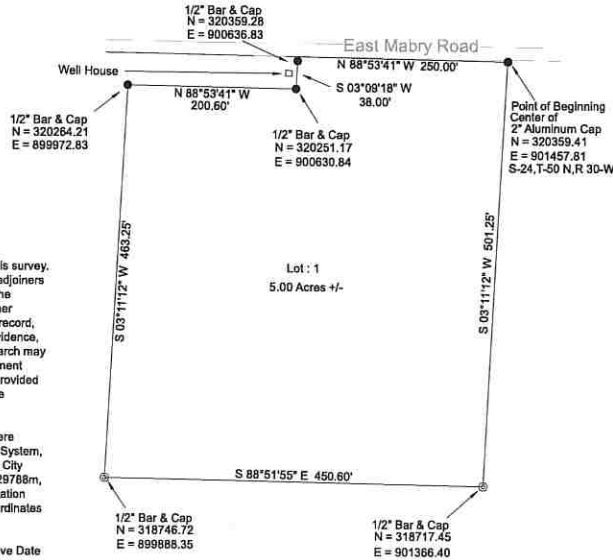
34700

E MABRY RD

34705

34800

Final Plat
North Farm
 East Half of the Southwest Quarter
 Section 24, Township 50 North, Range 30 West
 Jackson County, Missouri



Property Description:
 A tract of land located in the Southwest Quarter (SW 1/4) of Section Twenty-four (24), Township Fifty (50) North, Range Thirty (30) West, Jackson County, Missouri.

More particularly described as follows:
 Beginning at the Center of Section Twenty-four (24), Township Fifty (50) North, Range Thirty (30) West, Jackson County, Missouri; thence West (W) along the North (N) Line of the Southwest Quarter (SW 1/4) of Section Twenty-four (24) N 88°53'41\"/>

The above described property is subject to easements, restrictions, right of ways, and covenants of record.

Easement Dedication:

An easement of licence is hereby granted to Jackson County, Missouri, to locate, construct and maintain or authorize the location, construction or maintenance or use of poled, wires, conduits, and/or structures for water, gas, sanitary sewer, storm sewer, electricity, telephone, cable television, or any other public service or utility, any or all of them upon, over, or under those areas outlined and designed upon this plat as "Utility Easement" (U.E.), "Drainage Easement" (D.E.), "Water Easement" (W.E.), or "Sewer Easement" (S.E.), and with any street or thoroughfare dedicated to public use. Where an easement is dedicated for a specific use, the use therefore shall be restricted to said use. All easements shall be kept free and clear of any buildings, structures or other obstructions (except driveways, paved areas, grass, shrubs, and fences) which would interfere with A) the proper safe and continuous use and maintenance or reconstruction of the facilities located within said easements and B) the agents and employees of Jackson County, Missouri and its franchised utilities from going upon said easements in the exercising of the rights granted by said easement.

The undersigned proprietors of the tract of land described hereon have hereby caused the same to be subdivided in the manner shown on the accompanying plat, which subdivision shall be known as:

North Farm

Any streets shown on this plat not heretofore dedicated to public use are hereby so dedicated.

Any streets shown on this plat not heretofore dedicated to public use are hereby so dedicated.

In Testimony Whereof:

I have hereby set my hand on this _____ day of _____, 2024.

Nancy Hall _____ Date _____
 State of Missouri:)
) SS:
 County of Jackson:)

BE IT REMEMBERED, that on this _____ day of _____, 2024 before me, the undersigned, a Notary Public in and for said County and State, appeared Don Arndt (Owner of Budwood, LLC), personally known and being duly sworn, did say that the foregoing instrument was signed as their free act and deed.

In Witness Whereof: I have hereunto set my hand and affixed my Notarial Seal at my office in said County and State the day and year last written above.

My Commission Expires: _____ Notary Public

Jackson County Approvals _____

Jackson County Public Works Department _____ Date _____

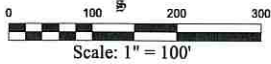
Jackson County Assessment _____ Date _____

No Title Information was provided to the surveyor for this survey. The Trustee's Deed, existing surveys of public record, adjoining deeds, and any easements noted were obtained from the Jackson County Recorder. This surveyor made no further investigations or independent search for easements of record, encumbrances, restrictive covenants, ownership title evidence, or any others facts that an accurate and current title search may disclose. The client mentioned Gas pipelines and Easement across northern edge of property. No information was provided or discovered for this possible encumbrances during the preparation of this survey.

The Bearings and Coordinates shown on this survey were generated with GPS, based on the Missouri State Plan System, referenced to Control Monument G - 329 of the Kansas City Metro Control System, NAD 83 with coordinates of N 329768m, E 876210m, A Grid Factor of 1.000075284312 and a Station Recovery 2005. One meter = 3.28083333 feet. The coordinates shown are in feet.

Per FEMA FIRMS Panel 29095 C 0218 G, with an Effective Date of Jan. 20, 2017, the subject property Lot 1, shown, is not affected by the Regulatory Floodplain.

Existing utilities are shown based on visual, above-ground observations and may not be complete or accurate. There may be additional utilities and easements or encumbrances affecting the subject property. Prior to commencing construction, State law requires notification to the ONE-CALL System. Call 1-800-DIG-RITE (1-800-344-7483)

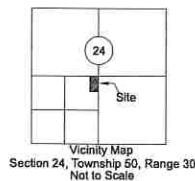


Legend:

- Monument Found
- Set 5/8" Iron Bar & Cap
- ⊙ W/ PLS-2003013174
- POB Point of Beginning

Surveyor's Notes:

Basis of Bearings were established from surveys of record, and existing monumentation. Survey was established from existing monumentation, existing structures, record deed, and surveys of record. The Missouri Board of Architects, Professional Engineers, Professional Surveyors Classify the Surveyed Property as suburban



Vicinity Map
 Section 24, Township 50, Range 30
 Not to Scale

RECORDS OF DEEDS

Survey Prepared by:
 Northland Surveying Inc.
 38995 West 92nd Street
 Richmond, Missouri 64085
 (816) 776-3606

Survey Prepared for:
 Nancy Hall
 1401 North Mabry Road,
 Buckner, Missouri 64016

Final Plat

East Half of the Southwest Quarter
 Section 24, Township 50 North, Range 30 West
 Jackson County, Missouri

Job #: 24-199 Drawn By: CRH
 Scale: 1"=100' Date: 11-26-2024

Northland
 Surveying



THIS DRAWING WAS MADE BY ME OR UNDER MY DIRECT SUPERVISION AND IS CALLED BY IT BEARING THE ORIGINAL SEAL OR REPRODUCTION THEREOF OF THE CERTIFIED PROFESSIONAL LAND SURVEYOR.
 I HEREBY CERTIFY THE SURVEY PLATTED HEREON COMPLIES WITH THE CURRENT MISSOURI PROFESSIONAL LAND SURVEYING BOARD'S REQUIREMENTS AS SET FORTH BY THE MISSOURI DEPARTMENT OF NATURAL RESOURCES.
 DATE: _____
 MARK HANCOCK PLS
 PLS-2003013174