

RZ-2025-691

ATTACHMENT 1: PROPERTY DESCRIPTION

Description:

All that part of the Southeast Quarter of Section 36, Township 51 North, Range 31 West of the Fifth Principal Meridian, Jackson County, Missouri, being a part of Tract "A" of the Certificate of Survey filed as Document No. 199610055787 and being more particularly described as follows:

Commencing at the Northwest corner of the Southeast Quarter of said Section 36; thence South 87 degrees 20 minutes 01 seconds East along the North line of the Northwest Quarter of said Southeast Quarter a distance of 1320.21 feet to the Northeast corner of the Northwest Quarter of said Southeast Quarter; thence South 03 degrees 05 minutes 33 seconds West along the East line of the Northwest Quarter of said Southeast Quarter a distance of 968.96 feet to the POINT OF BEGINNING; thence continuing along said East line South 03 degrees 05 minutes 33 seconds West a distance of 250.00 feet; thence North 73 degrees 38 minutes 00 seconds West a distance of 153.86 feet; thence North 86 degrees 53 minutes 57 seconds West a distance of 45.44 feet; thence South 88 degrees 35 minutes 07 seconds West a distance of 116.44 feet; thence North 86 degrees 53 minutes 57 seconds West a distance of 627.08 feet; thence North 03 degrees 06 minutes 03 seconds East a distance of 287.47 feet; thence South 71 degrees 39 minutes 07 seconds East a distance of 241.87 feet; thence South 86 degrees 53 minutes 57 seconds East a distance of 704.97 feet to the POINT OF BEGINNING.

RZ-2025-691

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-2025-691

Applicant: John Howen

Location: 4810 N. Hunter 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:

Zoning in the area is primarily agricultural. Property sizes range from 3 acres and larger tracts, containing single family residences.

To the Southeast is Cameron Cove, which was rezoned to District RR in 2013.

The applicant is selling the home with 5 acres. The remaining 24.00 acres will remain within District AG and will be shown as a tract on the plat.

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-2025-691.

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?

Jeff Lovelace: 929 SE 3rd Street, Lee's Summit. I'm representing Mr. Howen.

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. Ms. Ryerkerk seconded.

Discussion under advisement

Mr. Horn moved to approve. Ms. Ryerkerk 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-2025-691

Applicant: John Howen

Location: 4810 N. Hunter Road

Area: 6.29 ± 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:

Zoning in the area is primarily agricultural. Property sizes range from 3 acres and larger tracts, containing single family residences.

To the Southeast is Cameron Cove, which was rezoned to District RR in 2013.

The applicant is selling the home with 5 acres. The remaining 24.00 acres will remain within District AG and will be shown as a tract on the plat.

County Plan:

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

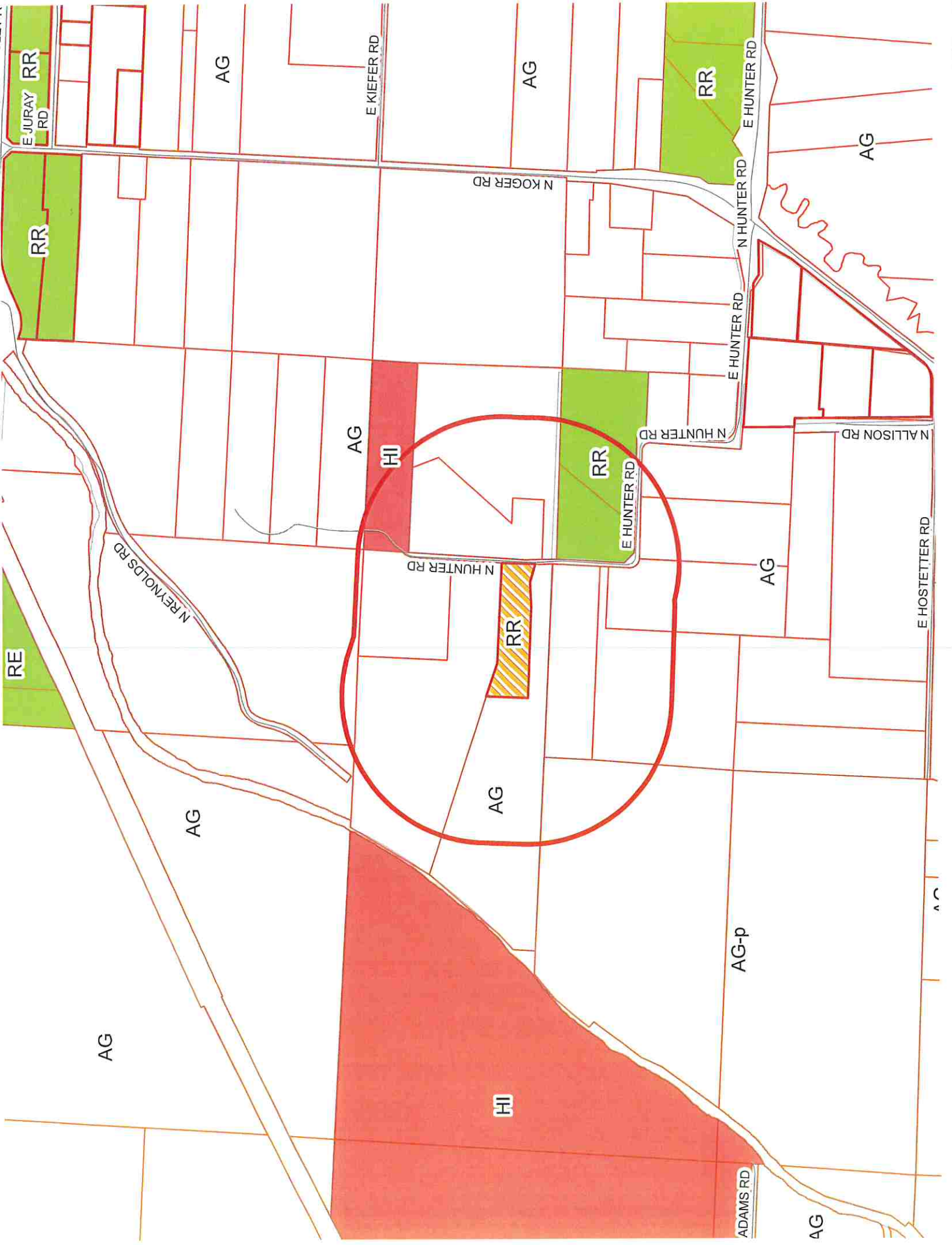
Recommendation:

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Staff recommends APPROVAL of RZ-2025-691.

Respectfully submitted,

Jackson County Public Works
Development Division
Randy Diehl, Administrator



E JURAY RD

AG

E KIEFFER RD

AG

RR

E HUNTER RD

AG

RR

N KOGER RD

E HUNTER RD

N HUNTER RD

AG

HI

RR

N ALLISON RD

RE

N REYNOLDS RD

N HUNTER RD

E HUNTER RD

AG

E HOSTETTER RD

AG

RR

AG

AG-p

AG

HI

ADAMS RD

AG

RZ-2025-691

Property Owners Within 1000 feet

parcel	owner	address	city	state	zip
03-700-01-12-00-0-00-000	CARSON JACOB L & ENGBRECHT ALYSSA R	5003 N HUNTER RD	SIBLEY	MO	64088
03-700-04-01-00-0-00-000	ANNASTASIA PETERS-KNAUFF TRUST	4613 N KOGER RD	SIBLEY	MO	64088
03-700-01-14-00-0-00-000	KENNETH R BLOM & MARY A BLOM TRUST	5103 N REYNOLDS RD	INDEPENDENCE	MO	64058
03-700-04-13-00-0-00-000	ANNASTASIA PETERS-KNAUFF TRUST	4613 N KOGER RD	SIBLEY	MO	64088
03-700-04-08-03-3-00-000	SIMPSON DONALD W & JEANINE S	4702 N HUNTER RD	SIBLEY	MO	64088
03-700-04-11-01-0-00-000	COMBS DONALD & VICKI	4910 N HUNTER RD	SIBLEY	MO	64088
03-700-04-08-03-5-00-000	ELLIS GERALD & LINDSEY	4710 N HUNTER RD	SIBLEY	MO	64088
03-700-04-08-02-0-00-000	HIRSCH ROBERT & ALICIA	25701 E HUNTER RD	SIBLEY	MO	64088
03-700-04-08-01-0-00-000	HIRSCH ROBERT & ALICIA	25701 E HUNTER RD	SIBLEY	MO	64088
03-700-04-14-00-0-00-000	BURDICK JULIENNE P & BRYCE F	4711 N HUNTER RD	SIBLEY	MO	64088
03-700-04-15-00-0-00-000	RICHARDS DONALD B & HOPE Y-TR	25708 N HUNTER RD	SIBLEY	MO	64088
03-700-04-11-02-1-00-000	WALKER CHERI L	4824 N HUNTER RD	SIBLEY	MO	64088
03-700-03-03-00-0-00-000	ZIONS RIDGE FOUNDATION	1120 S ELIZABETH	INDEPENDENCE	MO	64056-2311
03-700-04-12-00-0-00-000	ANNASTASIA PETERS-KNAUFF TRUST	4613 N KOGER RD	SIBLEY	MO	64088
03-700-04-08-03-1-00-000	PARKER MATTHEW W & JOLYNN D	4732 HUNTER RD	SIBLEY	MO	64088
03-700-04-11-02-2-00-000	HOWEN JOHN	4810 N HUNTER RD	SIBLEY	MO	64088



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

December 31, 2024

RE: Public Hearing: RZ-2025-691
John Howen

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 John Howen for a change of zoning from District AG (Agricultural) on 6.29 ± acres to District RR (Residential Ranchette). The purpose is to create a single-family residential lot at 4810 N. Hunter 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-

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: John Howen
- Address: 4810 N. Hunter Road
Sibley, MO. 64088
- Phone: 913-208-8270
- b. Owner(s) Name: Same as Applicant
- Address: _____
- Phone: _____
- c. Agent(s) Name: Jeff Lovelace

Address: 929 SE 3rd Street, Lee's Summit, MO. 64063

Phone: 816-347-9997 office 816-665-2816 cell

- d. Applicant's interest in Property: Owner
2. General location (Road Name) 4810 N. Hunter Road
Sibley, MO. 64088
3. Present Zoning Agricultural Requested Zoning Residential - Ranchette
4. AREA (sq. ft. / acres) 217,802 sq. ft. / 5.00 Acres
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: No new development
is proposed.
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 No effect. Water District #16
- b. Sewage disposal No effect. on-site septic system
- c. Electricity No effect. Evergy
- d. Fire and Police protection No effect
12. Describe existing road width and condition: ± 13 feet wide Asphalt surface,
Average condition.

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

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): N/A

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)

[Handwritten Signature]

Date

12/2/2024

Applicant(s):

Contract Purchaser(s):

STATE OF Missouri

COUNTY OF Jackson

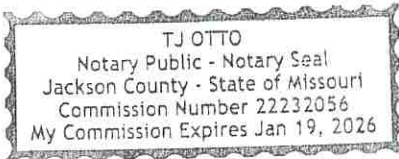
On this 2 day of Dec, in the year of 2024, before me the undersigned notary public, personally appeared John Howen

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 J. Otto

Commission Expires 01-19-2026





4710

4702

4732

4810

4824

N HUNTER RD

4825

4910

4911

4711

