

**RZ-2024-686**

**ATTACHMENT 1: PROPERTY DESCRIPTION**

**Description:**

The North half of the Southeast Quarter of the Southwest Quarter of the Southwest Quarter of Section 10, Township 49, Range 30, in Jackson County, Missouri, except part in roads,

and,

Part of the East half of the West half of the West half of the South half of the Southwest Quarter of Section 10. Township 49, Range 30, Jackson County Missouri, described as follows: Beginning at a point 1027.12 feet North of the Southeast corner of the East half of the West half of the West half of the South half of the Southwest Quarter of said Sections 10; thence North 89 degrees 08 minutes 30 seconds West, 93.30 feet; thence South 670 feet; thence South 89 degrees 08 minutes 30 seconds East to a point of the East line of the West half of the West half of the South half of the Southwest Quarter of said Section 10; thence North 670 feet to the point of beginning.

RZ-2024-686

ATTACHMENT 2: ZONING SUPPORT DOCUMENTATION

Attachments

Plan Commission Public Hearing Summary from September 19, 2024

Staff Report

Zoning map of surrounding area

Names and addresses of surrounding property owners

Letter to surrounding property owners

Application

Aerial of location

**Randy Diehl gave the staff report:**

**Applicant:** Todd & Angela Rock

**Location:** 2602 S. Dillingham Road

**Area:** 6.25 ± 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. There are a few tracts in the area that are farmed.

Property sizes range from 3.00 acres to larger tracts.

The applicant has razed the older home and will be constructing a new dwelling.

The former dwelling was situated on a 4.82-acre tract which is a legal non-conforming tract. The applicant recently purchased an additional 1.46-acre tract to the West of the 4.82 tract. In the future, they would like to construct an accessory residence on the lot. Accessory dwellings are only allowed on land zoned AG (Agricultural) or District RR (Residential Ranchette) and must be served by a separate on-site wastewater system. The dwelling is limited to 1,000 square feet of heated (living) area. The land can't be no less than 6 acres in size.

Dividing the property is not an option. The tract has sufficient acreage but does not have the width to create two side by side lots.

**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-2024-686.

Respectfully submitted,

Jackson County Public Works  
Development Division  
Randy Diehl, Administrator

**Mr. Antey: Are there any questions for Randy?**

Mr. Crawford: Are we looking at two different reasons? Are we approving the zoning and platting and approving the second dwelling?

Mr. Diehl: No, just the rezoning. The accessory dwelling is an option, if they choose to construct one in the future. That is a permitted use under the Code. That falls under staff review and approval.

**Mr. Antey: Is the applicant here?**

Todd Rock: 808 Turner Ave, Independence, MO.

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

Mr. Rock: No. He covered it all thoroughly.

Mr. Monaco: Where will the new house be?

Mr. Rock: It will be set-back farther on the property. The other will occupy the location of the house that has been razed. We are trying to get my sister out there with us.

Mr. Diehl: To elaborate the acreage requirements; State law requires any dwelling served by an on-site (septic) system must have three acres of ground. For an accessory dwelling, you need an additional three acres to accommodate them. Dwellings cannot share a septic system.

**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. Monaco moved to take under advisement. Mr. Smead seconded.

*Discussion under advisement*

Mr. Horn moved to approve. Mr. Crawford seconded.

Mr. Lake	Approve
Mr. Farrar	Approve
MR. Smead	Approve
Mr. Monaco	Approve
Mr. Horn	Approve
Mr. Crawford	Approve
Ms. Ryerkerk	Approve
Chairman Antey	Approve

Motion Carried 8 – 0

## **STAFF REPORT**

### **PLAN COMMISSION**

**November 21, 2024**

**RE: RZ-2024-686**

**Applicant:** Todd & Angela Rock

**Location:** 2602 S. Dillingham Road

**Area:** 6.25 ± 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:**

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The applicant has razed the older home and will be constructing a new dwelling.

The former dwelling was situated on a 4.82-acre tract which is a legal non-conforming tract. The applicant recently purchased an additional 1.46-acre tract to the West of the 4.82 tract. In the future, they would like to construct an accessory residence on the lot. Accessory dwellings are only allowed on land zoned AG (Agricultural) or District RR (Residential Ranchette) and must be served by a separate on-site wastewater system. The dwelling is limited to 1,000 square feet of heated (living) area. The land can't be no less than 6 acres in size.

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#### **County Plan:**

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

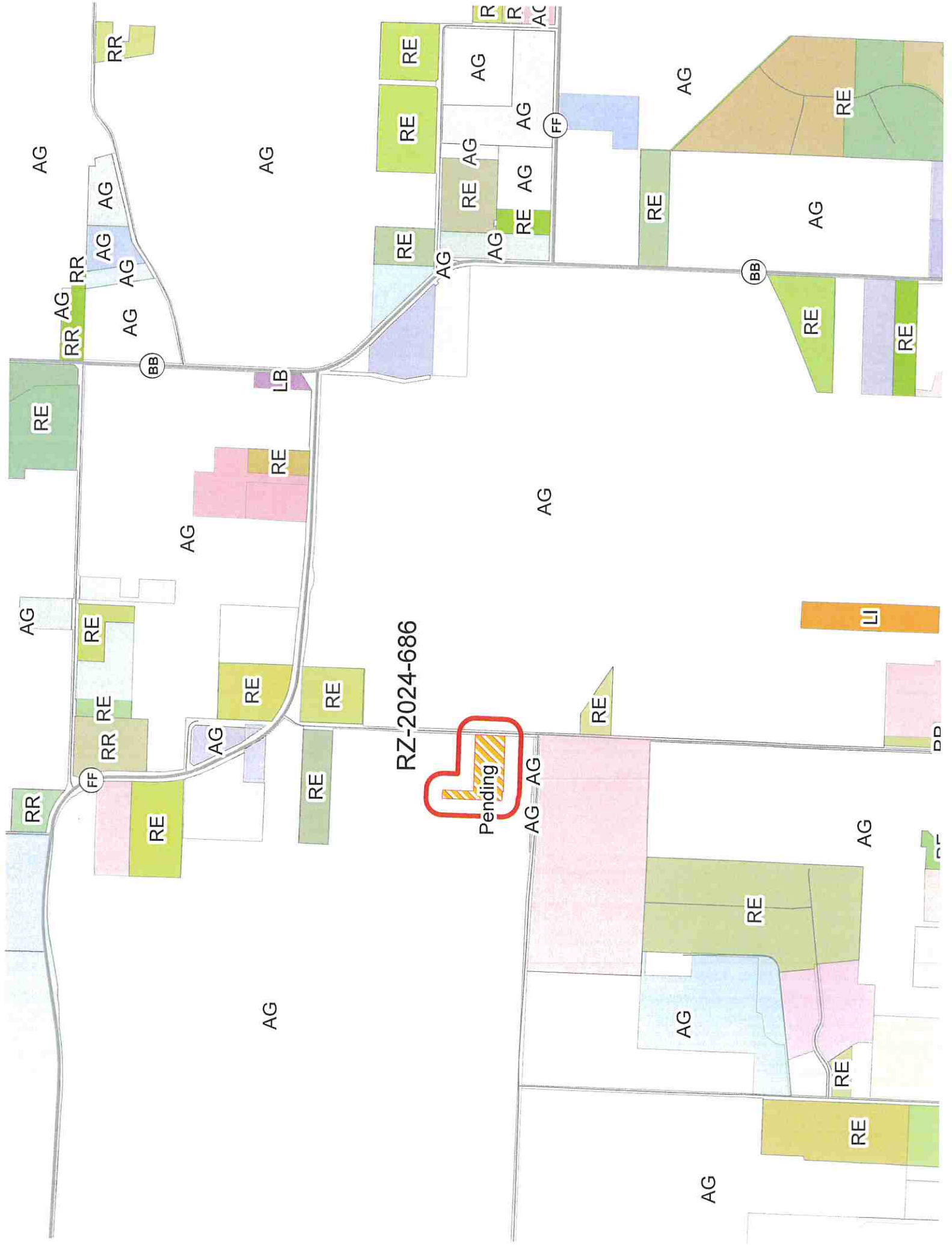
**Recommendation:**

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Staff recommends APPROVAL of RZ-2024-686.

Respectfully submitted,

Jackson County Public Works  
Development Division  
Randy Diehl, Administrator



RZ-2024-686

Pending

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RZ-2024-686

Pending

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DD

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RZ-2024-686

Property Owners Within 185 feet

parcel	owner	address	city	state	zip
22-400-03-21-00-0-00-000	TANNER CHRISTOPHER	111 S VERMONT ST	INDEPENDENCE	MO	64054
22-400-03-22-02-0-00-000	COPELAND JAMES M	30908 E ARGO RD	GRAIN VALLEY	MO	64029
22-400-03-14-00-0-00-000	COPELAND EUGENE A II & MISTY R	31104 ARGO RD	GRAIN VALLEY	MO	64029
22-400-03-12-00-0-00-000	GARRISON DENNIS W AND LINDA K	2522 S DILLINGHAM RD	BUCKNER	MO	64016
22-400-03-09-00-0-00-000	STEVENS PEGGY R	2502 S DILLINGHAM RD	BUCKNER	MO	64016
22-400-03-08-01-3-00-000	KEELING RALPH E & TERESA L	2607 S DILLINGHAM R	BUCKNER	MO	64016
22-400-03-08-02-0-00-000	THE RCA FAMILY TRUST	2715 S DILLINGHAM	GRAIN VALLEY	MO	64029
22-400-03-13-00-0-00-000	ROCK TOOD AARON & ANGELA	2602 S DILLINGHAM RD	BUCKNER	MO	64016
22-400-03-22-01-0-00-000	ROCK TOOD AARON & ANGELA	2602 S DILLINGHAM 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

November 6, 2024

RE: Public Hearing: RZ-2024-686  
Todd and Angela Rock

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 Todd and Angela Rock for a change of zoning from District AG (Agricultural) on 6.25 ± acres to District RR (Residential Ranchette). The purpose is to create a single-family residential lot at 2602 S. Dillingham 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, November 21, 2024, 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,

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

Jackson County Public Works  
Development Division  
Randy Diehl, Administrator

**JACKSON COUNTY, MISSOURI  
APPLICATION FOR CHANGE OF ZONING  
DO NOT PRINT DOUBLE SIDED**

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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- 2024-686

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. Legal Owner of Property: Todd + Angela Rock  
Current Mailing Address: 808 S. Turner Ave., Indep., MO 64056  
Phone: (913) 238-1647 email: Tdrock@yahoo.com
- b. Applicant (If different from the legal owner) \_\_\_\_\_  
Current Mailing Address: \_\_\_\_\_  
Phone: \_\_\_\_\_ email: \_\_\_\_\_

2. Location: Behind 2602 S. Dillingham Rd., unincorporated, 64016 +  
2522 S. Dillingham Rd., unincorporated, 64016
3. Present Zoning Ag Requested Zoning RR
4. AREA (sq. ft. / acres) 1.46 Acres 6.25 TOTAL
5. Legal Description of Property: (Attach copy of Deed or legal description)
6. Present Use of Property: VACANT + Dwelling
7. Proposed Use of Property: VACANT + Dwelling
8. Proposed Time Schedule for Development: VACANT
- 
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? NA
11. Describe the source which provides the following services:
- Water Provider NO PWSB 16
  - Sewage disposal: Onsite Waste Water \_\_\_\_\_ Public Sewer \_\_\_\_\_
  - Electricity NO ENERGY
  - Fire protection Fort Osage Fire Station #1
  - Police Protection Sheriff
12. Describe existing road width and condition: NO ROAD
- 
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): NA

\_\_\_\_\_


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

Date

Property Owner(s)

  
Angela Rock

11-4-2024  
11-4-2024


STATE OF Missouri

COUNTY OF Clay

On this 4<sup>th</sup> day of November, in the year of 2024, before me the undersigned notary public, personally appeared Todd Rock and Angela Rock

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 

Commission Expires 2/7/25

MEGAN ROWAN  
NOTARY PUBLIC-NOTARY SEAL  
STATE OF MISSOURI  
RAY COUNTY  
MY COMMISSION EXPIRES 2/7/2025  
COMMISSION # 17046783



S DILLINGHAM RD

2602

2522

2715