

Request for Legislative Action

Ord. #5756

Date: June 15, 2023

Completed by County Counselor's Office

Action Requested:	Ordinance	Res.Ord No.:	5756
Sponsor(s):		Legislature Meeting Date:	6/15/2023

Introduction

Action Items: ['Authorize']

Project/Title:

RZ-2023-648 – Brad & Carrie Eldridge Trust

Request Summary

Requesting a change of zoning from District AG (Agricultural) on 5.24 ± acres to District LI (Light Industrial). The purpose is for a large truck repair business at 814 SE Sunnyside School Road.

Staff recommends approval because the 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 held a public hearing on June 1, 2023, and accepted testimony pertaining to the rezoning request. There was no opposition to the request.

The Plan Commission voted 5 to 0 to recommend APPROVAL to the County Legislature.

Contact Information

Department:	Public Works	Submitted Date:	6/5/2023
Name:	Randy D. Diehl	Email:	RDiehl@jacksongov.org
Title:	Development Administrator	Phone:	816-881-4577

Budget Information

Amount authorized by this legislation this fiscal year:			\$ 0
Amount previously authorized this fiscal year:			\$ 0
Total amount authorized after this legislative action:			\$
Is it transferring fund?			No
Single Source Funding:			
Fund:	Department:	Line Item Account:	Amount:
			!Unexpected End of Formula

Request for Legislative Action

Prior Legislation	
Prior Ordinances	
Ordinance:	Ordinance date:
Prior Resolution	
Resolution:	Resolution date:

Purchasing	
Does this RLA include the purchase or lease of supplies, materials, equipment or services?	No
Chapter 10 Justification:	
Core 4 Tax Clearance Completed:	
Certificate of Foreign Corporation Received:	
Have all required attachments been included in this RLA?	

Compliance	
Certificate of Compliance	
Not Applicable	
Minority, Women and Veteran Owned Business Program	
Goals Not Applicable for following reason: Zoning Change	
MBE:	.00%
WBE:	.00%
VBE:	.00%
Prevailing Wage	
Not Applicable	

Fiscal Information
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Request for Legislative Action

History

Submitted by Public Works requestor: Randy D. Diehl on 6/5/2023. Comments:

Approved by Department Approver Kristina J. Miller on 6/5/2023 3:45:24 PM. Comments:

Not applicable by Purchasing Office Approver Barbara J. Casamento on 6/5/2023 4:30:00 PM. Comments:

Approved by Compliance Office Approver Jaime Guillen on 6/5/2023 4:37:44 PM. Comments:

Approved by Budget Office Approver David B. Moyer on 6/6/2023 8:45:28 AM. Comments:

Approved by Executive Office Approver Sylvya Stevenson on 6/6/2023 1:49:17 PM. Comments:

Approved by Counselor's Office Approver Jamesia Manning on 6/14/2023 10:39:20 AM. Comments:

RZ-2023-648

ATTACHMENT 1: PROPERTY DESCRIPTION

Description:

A parcel of land in the Southwest Quarter of Section 32, Township 49, Range 30, Jackson County, Missouri, more particularly described as follows: Commencing at the Southwest corner of the Southwest Quarter of said Section 32; thence North 02 Degrees, 13 minutes, 57 seconds East along the West line of said Southwest Quarter Section, 589.54 feet to the True Point of Beginning of this description; thence continuing North 02 Degrees, 13 minutes, 57 seconds East, 89.90 feet along the forementioned Southwest Quarter Section; thence North 84 degrees, 26 minutes 32 seconds East, 624.32 feet to the point of a curve to the right having a radius of 1482.39 feet and an interior angle of 27 degrees, 59 minutes, 55 seconds; thence continuing along said curve to the right an arc distance of 724.40 feet; thence South 04 degrees 42 minutes 59 seconds East, 38.67 feet; thence South 65 degrees 49 minutes, 56 seconds East 13.33 feet; thence South 01 degrees, 52 minutes, 45 seconds West, 91.98 feet; thence North 85 degrees, 17 minutes, 18 seconds West 591.33 feet; thence South 04 degrees, 42 minutes, 42 seconds West, 20.00 feet; thence North 85 degrees, 17 minutes, 18 seconds West, 758.24 feet to the True Point of Beginning. Subject to road right of ways.

RZ-2023-648

ATTACHMENT 2: ZONING SUPPORT DOCUMENTATION

Attachments

Plan Commission Public Hearing Summary from June 1, 2023

Staff Report

Zoning map of surrounding area

Names and addresses of surrounding property owners

Letter to surrounding property owners

Application

Aerial of location

Pictures

Randy Diehl gave the staff report:

STAFF REPORT

PLAN COMMISSION

May 18, 2023

RE: RZ-2023-648

Applicant: Brad & Carrie Eldridge Trust

Location: 814 SE Sunnyside School Road

Area: 5.24 acres

Request: Change of zoning from District AG (Agricultural) to District RE (Residential Estates)

Purpose: The purpose is for a large truck repair business

Current Land Use and Zoning in the Area:

This property is an unincorporated island within Blue Springs.

Unincorporated zoning to the South is District AG (Agricultural) which has a single-family dwelling on a larger tract and an electrical substation. Zoning to the North within the City is Heavy Industrial. To the East of that is Light Industrial. To the West is the school district's bus barn which is General Business. There is a Light Industrial use to the South of the bus barn.

The applicant wants to establish large truck repair facility. This would include constructing a shop in the middle of the property.

Staff reached out to the City of Blue Springs, and they are supportive of this request.

There is currently a dwelling on the tract. Use as a dwelling would need to dis-continued. It could be converted into an office for the business.

The property would also need to be platted into a one lot subdivision since the size of the property is less than 10 acres.

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-2023-648.

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?*

Steve Gildehaus, Blue Springs, I'm the applicant's representative.

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

Mr. Gildehaus: They are building a 6,000 square foot building. There isn't a whole lot of traffic that would be generated. It's just the truck, no trailers. The building will be constructed in the middle of the property, so it won't be visible.

Mr. Johnson: Will it be more to the east?

Mr. Diehl: (Indicating so map) Yes, it will be more toward this area.

Mr. Gildehaus: The property extends from Sunnyside School Road to Adams Dairy Parkway.

Mr. Johnson: Will the building be in front of the house?

Mr. Diehl: No. There really isn't any room in front.

Mr. Johnson: I'm looking at the home along AA next to the sub-station.

Mr. Diehl: There's a pretty good barrier along the tracks as well.

Mr. Johnson: Do they know where the entrance will be?

Mr. Diehl: The entrance will need to be along Sunnyside School Road. The City will not allow an entrance off Adams Dairy Parkway. There is a large retaining wall there.

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?*

Terry Reed: 1911 SW Meyer, Blue Springs. My wife and I own property on Sunnyside School Road. We have a fulfillment center and a call center. We bought the two buildings in 2005. We had concerns about the bus barn property and about all the bus traffic along Sunnyside School Road. We approached the City regarding the noise into our call center. The bus traffic now uses the entrance onto 40 Highway.

I'm glad to see the property developed. Is this what it's truly going to be? It's not going to be bait and switch.

Mr. Tarpley: With the building being at the back of the property, does that help?

Mr. Reed: I found out with Adams Dairy CID that anything visible along the Parkway needed approval from the City. My property is in the City. Is there any code restrictions required by the City?

Mr. Diehl: I personally talked to the City Planning Department regarding this request. That topic was not brought up by their staff.

Mr. Reed: That was back in 2006 so maybe that has changed. Noise is my concern.

Mr. Tarpley: What about the topography? Does it help?

Mr. Reed: It's a rolling hill. It could.

Carrie Eldridge: My husband and I are building this. We are not a large business. Engines will not be running constantly. We plan on being completed by the fall.

Motion to take under advisement.

Mr. Tarpley moved to take under advisement. Mr. Crawford seconded.

Discussion under advisement

Mr. Tarpley moved to approve. Mr. Crawford seconded.

Mr. Tarpley	Approve
Mr. Johnson	Approve
Mr. Crawford	Approve
Ms. Ryerkerk	Approve
Chairman Antey	Approve

Motion Carried 5 – 0

STAFF REPORT

PLAN COMMISSION

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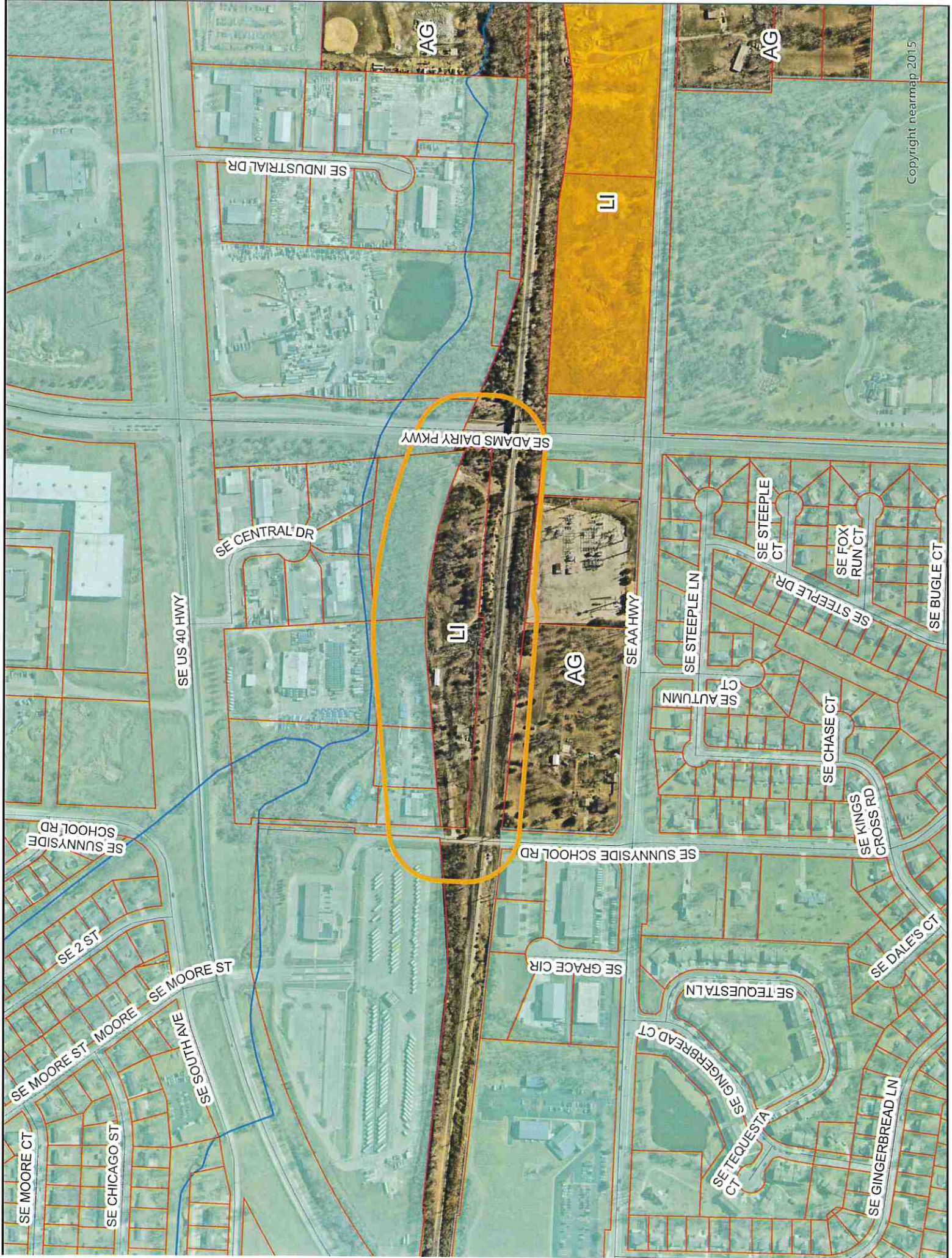
Recommendation:

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

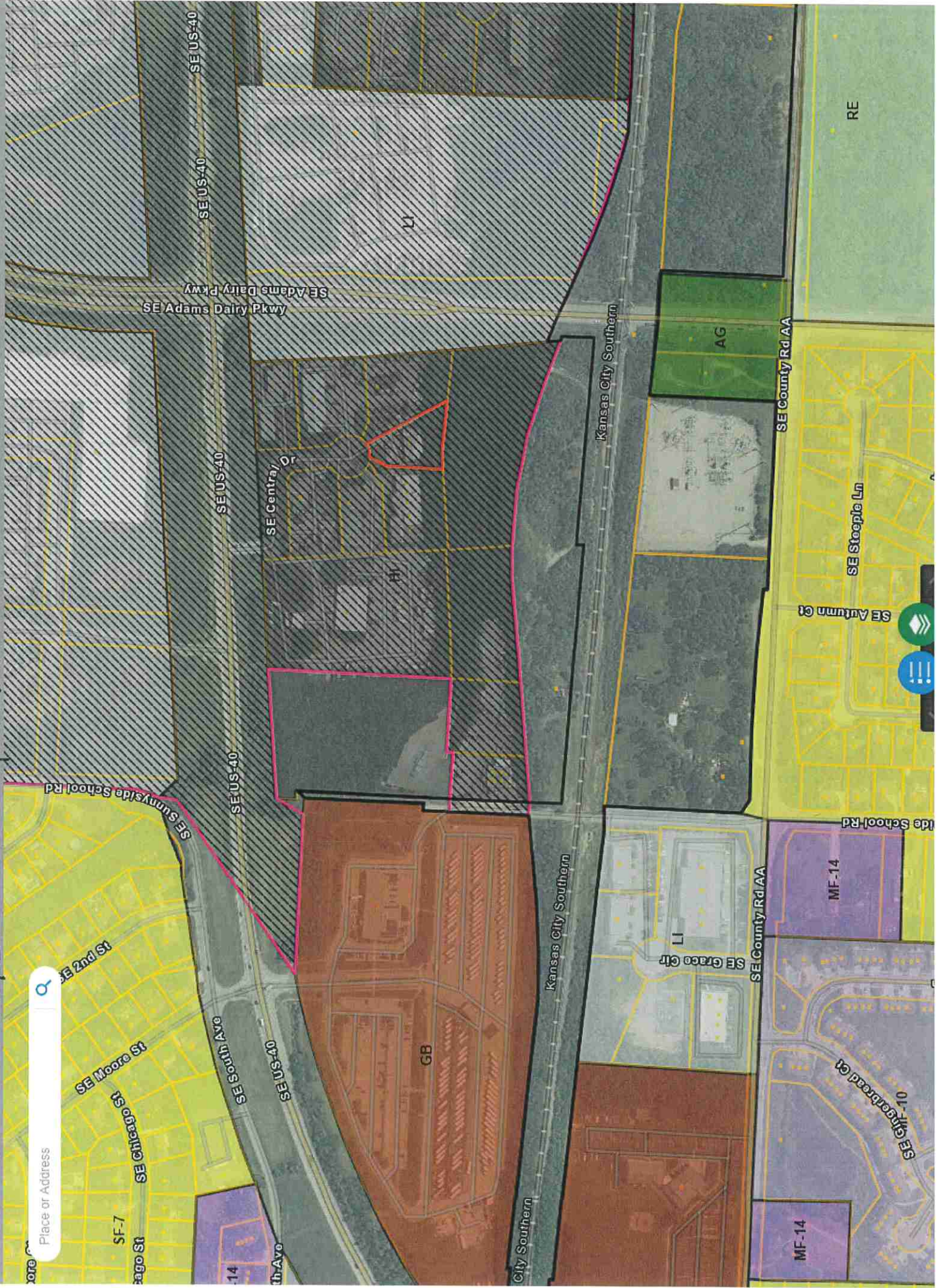
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Respectfully submitted,

Jackson County Public Works
Development Division
Randy Diehl, Administrator



BLUE SPRINGS ZONING MAP



Plan Commission May 18, 2023

RZ-2023-648

Property Owners Within 185 feet

Parcel	owner	address	city	state	zip
36-800-03-02-02-0-00-000	B & D PROPERTIES	17510 NW 76TH ST	KANSAS CITY	MO	64152
36-800-03-08-00-0-00-000	SAMRANY VICKY DIANE TRUST	2112 NE WATERFIELD DR	BLUE SPRINGS	MO	64015
36-800-03-25-00-0-00-000	DANAHER LEO-TRUSTEE	PO BOX 1146	BLUE SPRINGS	MO	64013
36-800-03-13-02-2-00-000	B & D PROPERTIES	17510 NW 76TH ST	KANSAS CITY	MO	64152
36-800-03-06-00-0-00-000	ROBERT E & DORIS A BROOKS FAMILY TRUST	465 SE M AA HWY	BLUE SPRINGS	MO	64014
36-940-09-10-00-0-00-000	RK&A GROUP LLC	901 SE SUNNYSIDE SCHOOL RD	BLUE SPRINGS	MO	64014
36-800-03-02-01-2-00-000	B & D PROPERTIES	17510 NW 76TH ST	KANSAS CITY	MO	64152
36-800-03-18-02-3-00-000	CITY OF BLUE SPRINGS	903 W MAIN ST	BLUE SPRINGS	MO	64015
36-940-06-03-00-0-00-000	REORGANIZED SCHOOL DIST NO IV	1801 W VESPER ST	BLUE SPRINGS	MO	64015
36-800-03-07-00-0-00-000	AQUILA INC	PO BOX 418679	KANSAS CITY	MO	64141-9679
36-800-03-05-00-0-00-000	THE BRAD & CARRIE ELDRIDGE TRUST	1209 SE WILLOW PL	BLUE SPRINGS	MO	64014



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

May 3, 2023

RE: Public Hearing: RZ-2023-648
Brad & Carrie Eldridge Trust

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 Brad & Carrie Eldridge Trust for a change of zoning from District AG (Agricultural) on 5.24 ± acres to District LI (Light Industrial). The purpose is for a large truck repair business at 814 SE Sunnyside School 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 18, 2023, 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**

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- 2023- 648

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: THE BRAD + CARAIE ELDREDGE REVOCABLE TRUST
Clk + Steve Gildelane
Current Mailing Address: 1209 S.E. Willow Place - Blue Springs, MO. 64014
Phone: 816-392-7959 email: Steve@SWG INVESTMENTS.NET
- b. Legal Owner of Property: THE BRAD + CARAIE ELDREDGE REVOCABLE TRUST
Current Mailing Address: 1209 S.E. Willow Place - Blue Springs, MO. 64014
Phone: 816-392-7959 email: _____
- b. Legal Owner of Property: _____
Current Mailing Address: _____
Phone: _____ email: _____

2. General location (Road Name) 814 S.E. SUNNYSIDE SCHOOL RD.
BLUE SPRING, MO.
3. Present Zoning AGRICULTURE Requested Zoning INDUSTRIAL
4. AREA (sq. ft. / acres) 5.241 ACRES
5. Legal Description of Property: (Write Below or provide copy of deed and survey)
ATTACHED / MARKED EXHIBIT A.
6. Present Use of Property: RESIDENTIAL
7. Proposed Use of Property: INDUSTRIAL / LG. TRUCK REPAIR
8. Proposed Time Schedule for Development: SUMMER 2023
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 Provider WILL USE CISTERN ON WALLON SITE
 - b. Sewage disposal: Onsite Waste Water X Public Sewer _____
 - c. Electricity EVERGY
 - d. Fire and Police protection CJCFPD.
12. Describe existing road width and condition: ASPHALT 24' GOOD 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? NONE / KNOWN

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

The LEGAL OWNER(s) of the property must be signatory to this application. If the owner is also the applicant then only the Property Owner portion needs to be filled out. 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)

Brad Eldridge
Carrie Eldridge

3-31-2023

3-31-2023

STATE OF Missouri

COUNTY OF Jackson

On this 31st day of March, in the year of 2023, before me the undersigned notary public, personally appeared Brad & Carrie Eldridge

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

Tisha N. Gildehaus

Commission Expires

May 31, 2026

TISHA N. GILDEHAUS
Notary Public-Notary Seal
STATE OF MISSOURI
Commissioned for Jackson County
My Commission Expires: May 31, 2026
ID. #14433815



