

REQUEST FOR LEGISLATIVE ACTION

Completed by County Counselor's Office:

Res Ord No.: 4647

Sponsor(s): xxxxxxxxxxxxxx

Date: July 28, 2014

SUBJECT	Action Requested <input type="checkbox"/> Resolution <input checked="" type="checkbox"/> Ordinance Project/Title: Jeffrey D & Stacey A Roberson Case No. RZ-2014-509																			
BUDGET INFORMATION <i>To be completed By Requesting Department and Finance</i>	<table border="1" data-bbox="326 491 1203 806"> <tr> <td>Amount authorized by this legislation this fiscal year:</td> <td></td> <td>\$</td> </tr> <tr> <td>Amount previously authorized this fiscal year:</td> <td></td> <td>\$</td> </tr> <tr> <td>Total amount authorized after this legislative action:</td> <td></td> <td>\$</td> </tr> <tr> <td>Amount budgeted for this item * (including transfers):</td> <td></td> <td>\$</td> </tr> <tr> <td>Source of funding (name of fund) and account code number; FROM / TO</td> <td>FROM ACCT</td> <td></td> </tr> <tr> <td></td> <td>TO ACCT</td> <td></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, Planning and Zoning Coordinator, 881-4577																			
REQUEST SUMMARY	Requesting a change of zoning from District AG (Agricultural) on a 25.00 ± acre tract to District RR (Residential Ranchette). The 25.00 ± acres are being prepared to be subdivided into a future three lot subdivision with each lot being 8.33 acres in size. The property is located in Section 14, Township 47, Range 30, Jackson County, Missouri aka 12910 Lone Jack Lees Summit Road, and specifically described on Attachment to RLA-1. 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 voted 8 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	<table border="1" data-bbox="315 1734 1539 1959"> <tr> <td>Department Director:</td> <td><i>Earl Newill</i></td> <td>Date: 07/23/2014</td> </tr> <tr> <td>Finance (Budget Approval): <i>If applicable</i></td> <td></td> <td>Date:</td> </tr> <tr> <td>Division Manager:</td> <td><i>Shelly Temple-Kramer</i></td> <td>Date: 7/23/2014</td> </tr> </table>		Department Director:	<i>Earl Newill</i>	Date: 07/23/2014	Finance (Budget Approval): <i>If applicable</i>		Date:	Division Manager:	<i>Shelly Temple-Kramer</i>	Date: 7/23/2014									
Department Director:	<i>Earl Newill</i>	Date: 07/23/2014																		
Finance (Budget Approval): <i>If applicable</i>		Date:																		
Division Manager:	<i>Shelly Temple-Kramer</i>	Date: 7/23/2014																		

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.

Attachments

Plan Commission Public Hearing Summary from July 17, 2014
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
Plat of proposed plat D & R Estates
Photos of property

RZ-2014-509

ATTACHMENT TO RLA 1:

Ord. 4647

Description PART OF A TRACT OF LAND DESCRIBED IN BOOK 13101, AT PAGE 1537, IN THE OFFICE OF THE RECORDER OF DEEDS, IN JACKSON COUNTY, MISSOURI, BEING PART OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 14, TOWNSHIP 47, RANGE 30, JACKSON COUNTY, MISSOURI, DESCRIBED AS FOLLOWS: FROM THE SOUTHEAST CORNER OF THE SOUTHEAST QUARTER OF SECTION 14, AFORESAID, RUN THENCE NORTH 89°57'00" WEST ALONG THE SOUTH LINE THEREOF, 1237.87 FEET; THENCE NORTH 02°23'09" EAST, PARALLEL WITH THE EAST LINE OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 14, 880.81 FEET; THENCE SOUTH 89°54'40" EAST, PARALLEL WITH THE NORTH LINE OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 14, 1237.83 FEET TO A POINT ON THE EAST LINE OF SAID QUARTER QUARTER SECTION; THENCE SOUTH 02°23'09" WEST ALONG SAID EAST LINE, 879.96 FEET TO THE POINT OF BEGINNING. CONTAINS 25.00 ACRES, MORE OR LESS, SUBJECT TO THE RIGHT-OF-WAY OF THE LONE JACK LEE'S SUMMIT ROAD AND ANY EXISTING EASEMENTS AND/OR RIGHTS-OF-WAY.

Jackson County Plan Commission Summary of Public Hearing

Ord. 4647

Date: July 17, 2014

Place: Independence City Hall
111 E. Maple, Independence, MO

Attendance: Chairman Antey
Mr. Gibler
Mr. Pointer
Mr. Haley
Mr. Crawford
Mrs. Mershon
Mrs. Query
Mr. Tarpley

Staff: Randy Diehl
Kristen Geary
Jay Haden
Chris Jenkins
Brianna Wilson

RZ-2014-509

Randy Diehl, Jackson County Public Works gave the staff report.

Applicant: Jeffrey D. & Stacey A Roberson

Location: Section 14, Township 47, Range 30
aka 12910 Lone Jack Lee's Summit Road.

Exhibits: 10 exhibits entered into the record

Area: 25.00 ± acres

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

Purpose: Applicant originally owned 60 acres. 35 acres have been sold leaving the
25 acres to be rezoned for three lots of approximately 8.33 acres apiece.

Current Land Use and Zoning in the Area:

To the south, is Bush Estates, a two lot subdivision, rezoned to District RR (Residential Ranchette) and platted in 2004. There are two 10 acres tracts south of Bush Estates. Both are within District AG (Agricultural).

Public Water Supply District No. 15 has a tower and administrative offices on one of the tracts.

The remaining area is residential tracts within the corporate limits of Lone Jack.

County Plan:

The County Plan Development Diagram illustrates this area within the Suburban Development Tier (SDT). The RR (Residential Ranchette) District is appropriate in the Suburban Development Tier.

Recommendation:

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

Staff recommends APPROVAL of RZ-2014-509

- Chairman Antey: Does anyone have any questions for staff?
Mr. Pointer: Why when Lone Jack surrounds the whole thing wouldn't they annex that into the city.
- Randy Diehl: Most annexations are voluntary as opposed to a forced annexation where they would vote on it and take in a bigger area. These annexations were all voluntary, that is why you get pockets.
- Chairman Antey: Is the applicant present today?
Ray Roberts: I'm the representative for the Roberson's.
Chairman Antey: Do you have anything to add?
Ray Roberts: As was stated the intent is to divide those into three approximately 8.3 acre lots to be sold as building lots. As was mentioned if someone wanted two of them they'd be sold as a 16 and an 8.
- Mr. Pointer: Is there sewer and water provided there?
Ray Roberts: There are sewer lines that go along there, but I don't believe that any of them are connected since there are no buildings on there.
- Chairman Antey: Are there any other questions for the applicant's representative? Is there anyone else today that would like to speak that is in favor of this.
- Max Pointer: 621 W Lone Jack Lee's Summit Rd. Good morning, my name is Max Pointer. I live to the North East of the property and it a large area. I've lived there since 1978, I have 10 Acres, but I have a lake with a 200' dam that covers about 2 acres. The water shed from all of this property goes into. The dam right now is pretty much at capacity on what it can handle. It's getting old. I have a major concern whether development of that property is going to increase the water flow to where it could possibly wash out the dam creating damage further down stream to property and possibly life, because it does cross roads.
- Chairman Antey: With development, when people add lawns, even though they are adding roof lines and driveways, when they add turf grass it acts as a sponge. With row crops water will run and you will

have more runoff from vacant land that if you have a lawn with turf grass. It soaks it up and holds it.

Mr. Pointer: It's pasture now, isn't it?

Max Pointer: Yes.

Chairman Antey: You are getting more runoff now than you would if it were developed.

Max Pointer: I've seen the lake come up 3' in an hour. That is pretty heavy runoff, it's like a big bowl.

Mrs. Mershon: Where does it run to?

Max Pointer: My property is across the street to the Northeast.

Mr. Tarpley: If the dam fails, where will the water go?

Max Pointer: Sni-a-Bar Creek, I believe. There are farms and homes farther down. The lake is about 25' to 30' deep in spots. It is a fair amount of water. Approximate surface acres of 2 acres. The dam is an earthen dam built in 1977. I've had heavy rains and I'm repairing near the spillway with concrete.

Mr. Tarpley: What is the depth of this lake?

Max Pointer: Right now it's probably down to about 25' at the deepest. It's an old creek bed.

Mr. Pointer: Wouldn't the Corps of Engineers be involved in that?

Chris Jenkins: Jackson County Public Works, Engineering Division. The Missouri Department of Natural Resources is the one who will be involved with a pond of that size. If it is a branch of the Sni-a-Bar, a lot of times the Corps will look at it, but it depends on the size of the branch. The Corps will definitely take a look at it if there is an issue that is coming up.

Max Pointer: That is all I'm asking.

Larry Antey: The only advice I have for you is usually if it is developed and goes into residential, anything they add in the way of turf grass is actually going to help the problem, more than hurt it. It is amazing what turf grass will hold.

Mr. Pointer: What is down stream, if it does break?

Max Pointer: Past my 10 acres there is a farm with a house, from that point on I couldn't tell you. I know that there are homes being built back in there. I haven't been in there recently.

Mr. Pointer: A two acre lake with 25' of water is a lot of water.

Max Pointer: Yes it is. It is close to a 200' dam. It has been over the top twice. I was just concerned about adding to the problem and whether or not the dam would be able to maintain the impoundment.

Randy Diehl: Once we get into the platting process of the property that is one of the things we look at is the drainage and protecting those natural areas so that they aren't impacted and perhaps impact neighbors.

Mr. Pointer: We will take a look at it then?

Chris Jenkins: Yes.

Mr. Haley: When water when over the top, did it do a lot of erosion?

Max Pointer: No, I was lucky. Water only went over in about 2 areas and it was about 1"½ deep. I have 2 spillways on each side actually that I've repaired damage. It's probably close to 6' deep before

it gets to the top of the dam. When the siding was made on it, it takes quite a bit to get to my house. There is a spillway on the North side, once it gets to a certain height, will go around that side too. 99% of the time there is no problem. The lake was built in 1977 when they had this flood down at the plaza. It filled up in one night. That is the volume of water that comes down through there. I've seen water come out 3' out before it hits the branch. This is why I have concern.

Mr. Tarpley: Is the lake used for cattle or fishing?

Max Pointer: There is a 30' difference in elevation between the bottom side and top side. It is heavily wooded. There is a lot of wildlife and large old oak trees. I leave it that way.

Mr. Pointer: If these plots are going to be 8 acres, a big area, it's not going to be like we're putting them on 3 acre plots or something. Your only going to have 3 of them.

Max Pointer: I was just asking for your consideration before hand. I'm not against the development.

Chris Jenkins: That is part of our review, so we will definitely take a look at that.

Mr. Tarpley: We appreciate you bringing it to our attention.

Chairman Antey: Any other questions?

Mr. Crawford: Does this have to come back before the board to subdivide it?

Randy Diehl: No, because it a minor plat. It will be a 3 lot plat, those are minor plats, and those are staff reviews. If it was 4 lots, that would come before the Plan Commission.

Mr. Crawford: These are going to be RE's then, correct?

Randy Diehl: It doesn't matter what the zoning is. If there are 4 lots or more, that is when the Plan Commission and Legislative review kick in.

Mr. Pointer: If we approve the plat and then you guys decide the dam isn't safe, can you stop the thing then or do you have to stop the plat?

Randy Diehl: You will not be looking at the plat. It's 3 lots, it's a minor plat, we review it. If it's 4 lots or more, then we would bring in the plat in for you guys.

Mr. Pointer: My question is, if you feel the dam is unsafe and can break, you're not going to break it into 3 lots.

Randy Diehl: The dam is on his property.

Mr. Pointer: I know, but if we are forcing water on him we have a responsibility.

Randy Diehl: We won't let the plat be recorded until any issues have been resolved.

Mr. Pointer: That is fair enough. We won't sign off on it until we are happy.

Mr. Crawford: Say this gets divided into 3 plots, are there good areas to put retention areas on this land.

Chris Jenkins: That is one of the things I look for on a review, to see if there are any particular low spots that can work with the applicant to help with some of the storm water. I can't do that until I actually get the plans.

Mr. Tarpley: This isn't a no-build flood zone is it?

Randy Diehl: No. The only flood plain that shows up in the area is blue spot on the map that is designated flood hazard area.

Chairman Antey: Is there anyone else who is present who would like to speak opposed to or has questions concerning this application?

Mr. Tarpley motioned to take this under advisement. Mrs. Mershon seconded.
Motion Carried 8 – 0.

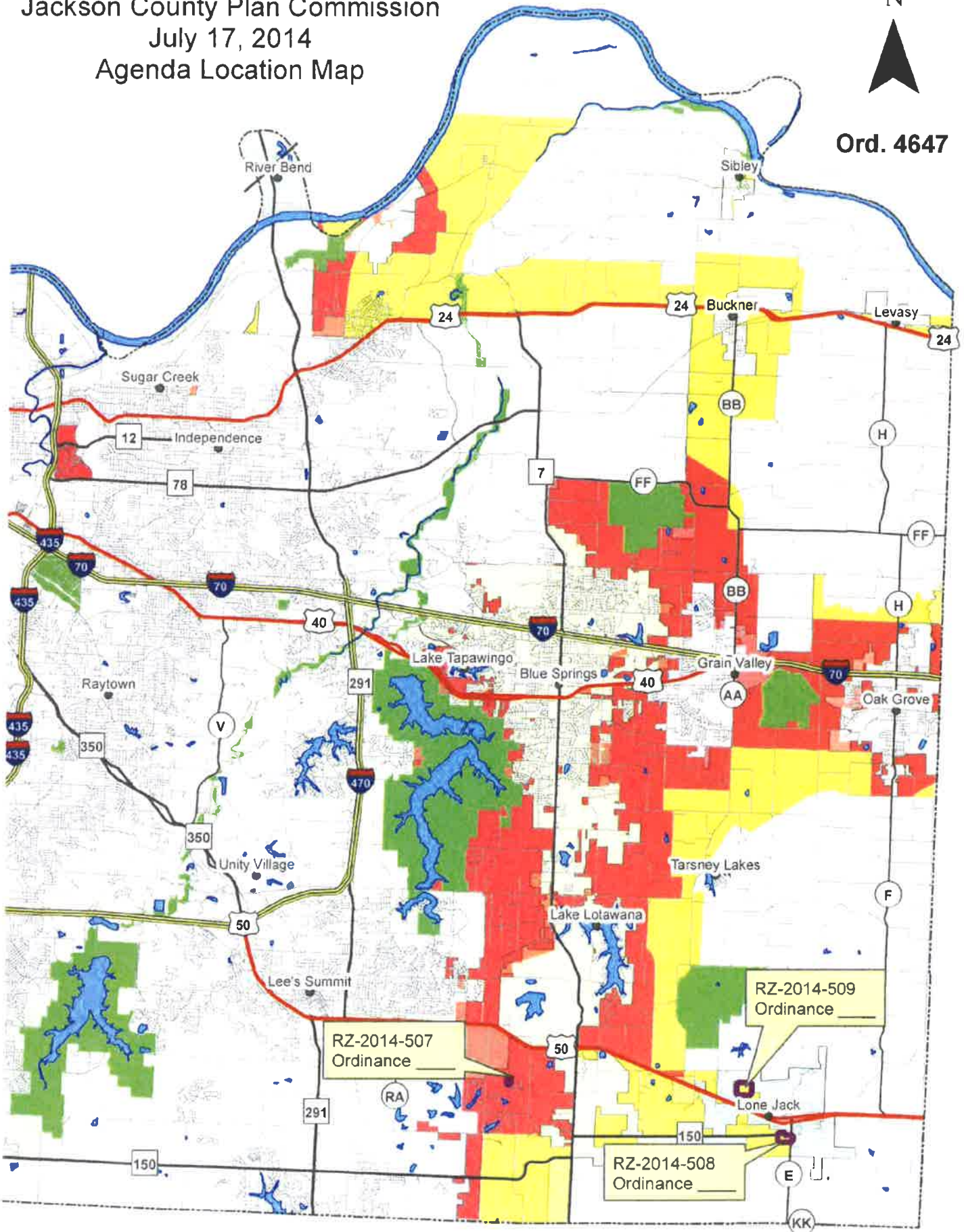
Chairman Antey: Are there any other comments?

Mr. Tarpley motioned to approve RZ-2014-509. Mrs. Query seconded.
Motion Carried 8 – 0.

Jackson County Plan Commission
July 17, 2014
Agenda Location Map



Ord. 4647



STAFF REPORT

Ord. 4647

**PLAN COMMISSION
July 17, 2014**

RE: RZ-2014-509

Applicant: Jeffrey D. & Stacey A Roberson

Location: Section 14, Township 47, Range 30
aka 12910 Lone Jack Lee's Summit Road.

Area: 25.00 ± acres

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

Purpose: Applicant originally owned 60 acres. 35 acres have been sold leaving the
25 acres to be rezoned for three lots of approximately 8.33 acres apiece.

Current Land Use and Zoning in the Area:

To the south, is Bush Estates, a two lot subdivision, rezoned to District RR (Residential Ranchette) and platted in 2004. There are two 10 acres tracts south of Bush Estates. Both are within District AG (Agricultural). Public Water Supply District No. 15 has a tower and administrative offices on one of the tracts.

The remaining area is residential tracts within the corporate limits of Lone Jack.

County Plan:

The County Plan Development Diagram illustrates this area within the Suburban Development Tier (SDT). The RR (Residential Ranchette) District is appropriate in the Suburban Development Tier.

Recommendation:

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

Staff recommends APPROVAL of RZ-2014-509

Respectfully submitted,
Planning and Environmental Health Division
Randy Diehl
Planning and Zoning Coordinator

AFFIDAVIT OF PUBLICATION

STATE OF MISSOURI) }
County of Jackson) } SS.

I, **KATHERINE M. JONES**, being duly sworn according to law, state that I am the LEGAL CLERK and agent of THE EXAMINER, a daily newspaper of general circulation in the County of Jackson, State of Missouri, where located; which newspaper has been admitted to the Post Office as a periodical class matter in the City of Independence, Missouri, the city of publication; which newspaper has been published regularly and consecutively for a period of three years and has a list of bona fide subscribers, voluntarily engaged as such who have paid or agreed to pay a stated price for a subscription for a definite period of time, and that such newspaper has complied with the provisions of Section 493.050, Revised Statutes of Missouri 2000, and Section 59.310, Revised Statutes of Missouri 2000. The affixed notice appeared in said newspaper in the following issues: July 1, 2014
Commencing on

and ending on July 1, 2014, being the issues of
July 1, 2014

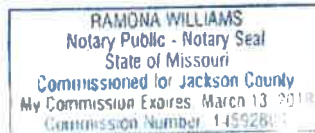
being Volume 110 Numbers 29

Signed

Katherine M. Jones
Legal Clerk, Katherine M. Jones

Subscribed and sworn to before me on this 1st day of
July 2014

Ramona Williams
Notary Public, Ramona Williams



My commission expires March 13, 2018

Publishing Fee _____

Received payment _____ per _____

PUBLIC HEARING

The Jackson County Plan Commission will hold public hearings at 8:30 a.m. on Thursday, July 17, 2014 in Conference Room D, Ground Floor, City Hall, 111 East Maple, Independence, MO on the following requests:

1. RZ-2014-507 - Andrew & Jennifer Wuebker

Requesting a change of zoning from District AG (Agricultural) on a 1.5 ± acre tract to District RS (Residential Suburban). The 1.5 ± acres is legally described as Lot 40, Trophy Estates aka 25208 E. 130th Street.

2. RZ-2014-508 - Dana L. & Rhonda G. Loudermilk

Requesting a change of zoning from District AG (Agricultural) on a 9.93 ± acre tract to District RE (Residential Estates). The 9.93 ± acres are located in Section 25, Township 47, Range 30 aka 35211 E. Outer Belt Road.

3. RZ-2014-509 - Jeffrey D. & Stacey A. Roberson

Requesting a change of zoning from District AG (Agricultural) on a 25.00 ± acre tract to District RR (Residential Ranchette). The 25.00 ± acres are located in Section 14, Township 47, Range 30 aka 12910 Lone Jack Lee's Summit Road.

For further details, exact locations and specific boundaries of these requests, contact Public Works Planning and Development Division at 881-4649, 303 W. Walnut, Independence, MO where the applications are accessible for inspection.

Persons with disabilities wishing to participate in the meeting and requiring a reasonable accommodation may call the Jackson County Public Works Planning and Development Division at 881-4649 or 1-800-735-2466 (Missouri Relay); 48 hour notice is required.

Jackson County Public Works
Planning and Environmental Health
Scott George, Assistant Director
Randy Diehl, Subdivision and Zoning Coordinator

July 1, 2014

Plan Commission July 17, 2014

Applicant/ Property Owner

58-800-04-12-00-0-00-000

Jeffery D. & Stacey A Roberson

11530 Highway 177

Byars.

OK

74831

Property Owners within 300 feet

Certified Mail -
Return Receipt

Parcel Number	Owner	Address	City	State	Zip
58-800-04-11-00-0-00-000	KNITTEL-PACE DIANA	12910 S LONE JACK-LEES SUMMIT RD	LEES SUMMIT	MO	64086
58-700-03-11-00-0-00-000	POINTER MAX E & VIRGINIA C	621 W LONE JACK LEE'S SUMMIT RD	LONE JACK	MO	64070
58-700-03-13-00-0-00-000	TREVITT JAMES & LISA	619 W LONE JACK LEES SUMMIT RD	LONE JACK	MO	64070
58-700-03-14-01-0-00-000	DANIEL ANTHONY & MARY B	615 W LONE JACK LEES SMT RD	LONE JACK	MO	64070
58-700-03-19-00-0-00-000	DANIEL ANTHONY DUANE JR	613 W LEE SUMMIT LONE JACK RD	LONE JACK	MO	64070
58-700-03-18-00-0-00-000	DANIEL ANTHONY & MARY B	611 LEES SUMMIT RD, LONE JACK	LONE JACK	MO	64070
58-700-03-05-00-0-00-000	HENSEL HOWARD E & PATRICIA	403 NE 6TH ST APT B	OAK GROVE	MO	64075-6169
73-100-02-01-01-0-00-000	HENSEL HOWARD E & PATRICIA				
73-100-02-55-00-0-00-000	HOLMES DONALD H & JUDY A	260 SW WINTERPARK CIR	LEES SUMMIT	MO	64081
73-200-01-10-01-1-00-000	HOWSER NANCY	638 NE ST ANDREWS CRT	LEES SUMMIT	MO	64063
73-200-01-13-00-0-00-000	MCSPADDEN MICHAEL EDWARD &	PO BOX 110	LONE JACK	MO	64070
	CITY OF LONE JACK	207 S BYNUM RD	LONE JACK	MO	64070



JACKSON COUNTY
Public Works and Facilities Management Departments

303 West Walnut Street
Independence, Missouri 64050
www.jacksongov.org

Ord. 4647

Administration Offices
303 W. Walnut
Independence, MO
64050
(816) 881-4530
Fax: (816) 881-4448

*Planning and
Environmental Health*
303 W. Walnut
Independence, MO
64050
(816) 881-4634
Fax: (816) 881-1650

Road Maintenance
34900 E. Old U.S. 40 Hwy.
P.O. Box 160
Grain Valley, MO
64029
(816) 847-7050
Fax: (816) 847-7051

July 1, 2014

RE: Public Hearing: RZ-2014-509
Jeffery D & Stacy A Roberson

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 Jeffery D & Stacy A Roberson for a change of zoning from District AG (Agricultural) on a 25.00 ± acre tract to District RR (Residential Ranchette). The 25.00 ± acres are located in Section 14, Township 47, Range 30 12910 Lone Jack Lee's Summit 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 300' of the subject property.

The public hearing on the rezoning will be held by the Plan Commission on Thursday, July 17, 2014 at 8:30 a.m. in Conference Room D, Ground Floor, Independence City Hall, 111 East Maple, 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 Planning and Environmental Health Division at 881-4649.

Sincerely,

Planning and Environmental Health Division

Randy Diehl
Planning and Zoning Coordinator

Michael D. Sanders, County Executive



Jackson County Zoning Map

Legend

Notification Area

Pending Rezoning

Pending

Pending

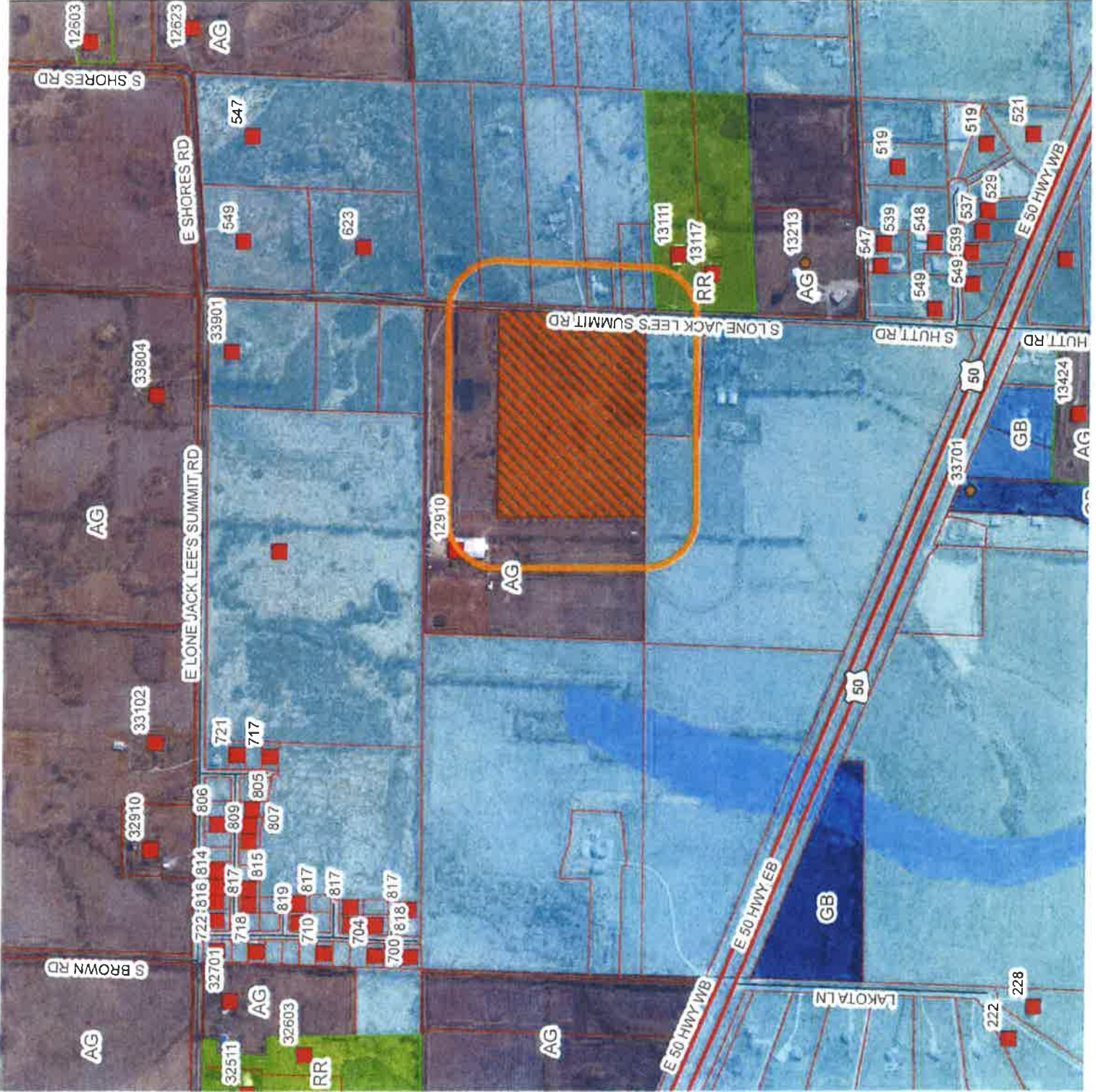
Streets

Tax Parcels

Rezoning

Zoning

- RR-Residential Ranchette
- RRp-Residential Ranchette-Planned
- RE-Residential Estates
- RS-Residential Suburban
- RU-Residential Urban
- A(r)-Single-Family
- B(r)-Two-Family
- C(r)-Multi-Family
- A1-Mobile Homes District
- ROp-Residential Office-Planned
- LB-Local Business
- LBp-Local Business-Planned
- GB-General Business
- GBp-General Business-Planned
- LI-Light Industrial
- LIp-Light Industrial-Planned
- HI-Heavy Industrial



EX. 5

RZ-2014-509
Ord

Ord. 4647

1 inch = 800 feet

**JACKSON COUNTY, MISSOURI
APPLICATION FOR CHANGE OF ZONING**

Ord. 4647

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- 2014 509

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: J.O. Roberson
- Address: 12910 Lonejack - Lees Summit Rd. Lees Summit, Mo. 64086
- Mailing address: 11530 Hwy 177 Byars, OK 74831
- Phone: 816-824-4962
- b. Owner(s) Name: same
- Address: _____
- Phone: _____
- c. Agent(s) Name: _____

Address: _____

Phone: _____

d. Applicant's interest in Property: owner

2. General location (Road Name) Lone Jack - Lees Summit Rd.

3. Present Zoning Ag Requested Zoning Res.

4. AREA (sq. ft. / acres) 25± acres

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

Attached

6. Present Use of Property: Hay production

7. Proposed Use of Property: sell in 8.33± acre lots

8. Proposed Time Schedule for Development: "development"?, but start selling now

9. What effect will your proposed development have on the surrounding properties?

none (except maybe a new neighbor)

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 P.W.S.D. #15

b. Sewage disposal Septic & laterals (but city septic available)

c. Electricity West Central electric

d. Fire and Police protection ? Lone Jack

12. Describe existing road width and condition: Really good pavement with painted lines

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):

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 6-12-14
Property Owner(s) J.P. Robinson

Applicant(s): J.P. Robinson 6-12-14

Contract Purchaser(s): _____

STATE OF Missouri
COUNTY OF Jackson

On this 12th day of June, in the year of 2014, before me
the undersigned notary public, personally appeared Jeffrey Robinson

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 Frances A. Waterson Commission Expires 10-3-2017



FRANCES A. WATTERSON
My Commission Expires
October 3, 2017
Jackson County
Commission #13401500

Plat of Survey



Record Description—Total Tract: Book 13101, Page 1537

THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER AND THE EAST HALF OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 14, TOWNSHIP 47, RANGE 30, IN JACKSON COUNTY MISSOURI, MORE PARTICULARLY DESCRIBED AS BEGINNING AT THE SOUTHEAST CORNER OF SECTION 14, AFORESAID, RUNNING THENCE NORTH 89°57'00" WEST, ALONG THE SOUTH LINE THEREOF, 1979.86 FEET TO THE SOUTHWEST CORNER OF THE EAST HALF OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 14; THENCE NORTH 2°19'14" EAST, 1321.25 FEET TO THE NORTHWEST CORNER OF THE EAST HALF OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 14; THENCE SOUTH 89°54'40" EAST, 1981.31 FEET TO THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF SECTION 14; THENCE SOUTH 2°23'09" WEST, ALONG THE EAST LINE OF SECTION 14, 1319.86 FEET TO THE POINT OF BEGINNING, SUBJECT TO THE RIGHT-OF-WAY OF THE EXISTING COUNTY ROAD.



NOTE: BEARINGS SHOWN ARE BASED UPON THE RECORD DESCRIPTION OF THE SUBJECT TRACT.

- = FOUND MONUMENT AS NOTED.
- = SET 1/2" IRON BAR WITH 1" PLASTIC CAP STAMPED BOWERS SURVEY LLC.

- +—+—+ = EXISTING FENCE.
- = EXISTING WOOD FENCE.

Description: Tract A

PART OF A TRACT OF LAND DESCRIBED IN BOOK 13101, AT PAGE 1537, IN THE OFFICE OF THE RECORDER OF DEEDS, IN JACKSON COUNTY, MISSOURI, BEING PART OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER AND ALL OF THE EAST HALF OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 14, TOWNSHIP 47, RANGE 30, JACKSON COUNTY, MISSOURI, DESCRIBED AS FOLLOWS: FROM THE SOUTHEAST CORNER OF THE SOUTHEAST QUARTER OF SECTION 14, AFORESAID, RUN THENCE NORTH 89°57'00" WEST ALONG THE SOUTH LINE THEREOF, 1237.87 FEET TO THE TRUE POINT OF BEGINNING OF THE TRACT TO BE DESCRIBED; THENCE CONTINUING NORTH 89°57'00" WEST ALONG THE SOUTH LINE OF SAID QUARTER SECTION, 741.80 FEET TO THE SOUTHWEST CORNER OF THE EAST HALF OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 14; THENCE NORTH 02°19'14" EAST ALONG THE WEST LINE THEREOF, 1321.25 FEET TO THE NORTHWEST CORNER OF THE EAST HALF OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 14; THENCE SOUTH 89°54'40" EAST ALONG THE NORTH LINE OF SAID QUARTER SECTION AND THE NORTH LINE OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 14, 1981.31 FEET TO THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 14; THENCE SOUTH 02°23'09" WEST ALONG THE EAST LINE THEREOF, 440.00 FEET; THENCE NORTH 89°54'40" WEST, PARALLEL WITH THE NORTH LINE OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 14, 1237.83 FEET; THENCE SOUTH 02°23'09" WEST, PARALLEL WITH THE EAST LINE OF SAID QUARTER SECTION, 880.81 FEET TO THE TRUE POINT OF BEGINNING, CONTAINS 35.00 ACRES, MORE OR LESS, SUBJECT TO THE RIGHT-OF-WAY OF THE LONE JACK LEE'S SUMMIT ROAD AND ANY EXISTING EASEMENTS AND/OR RIGHTS-OF-WAY.

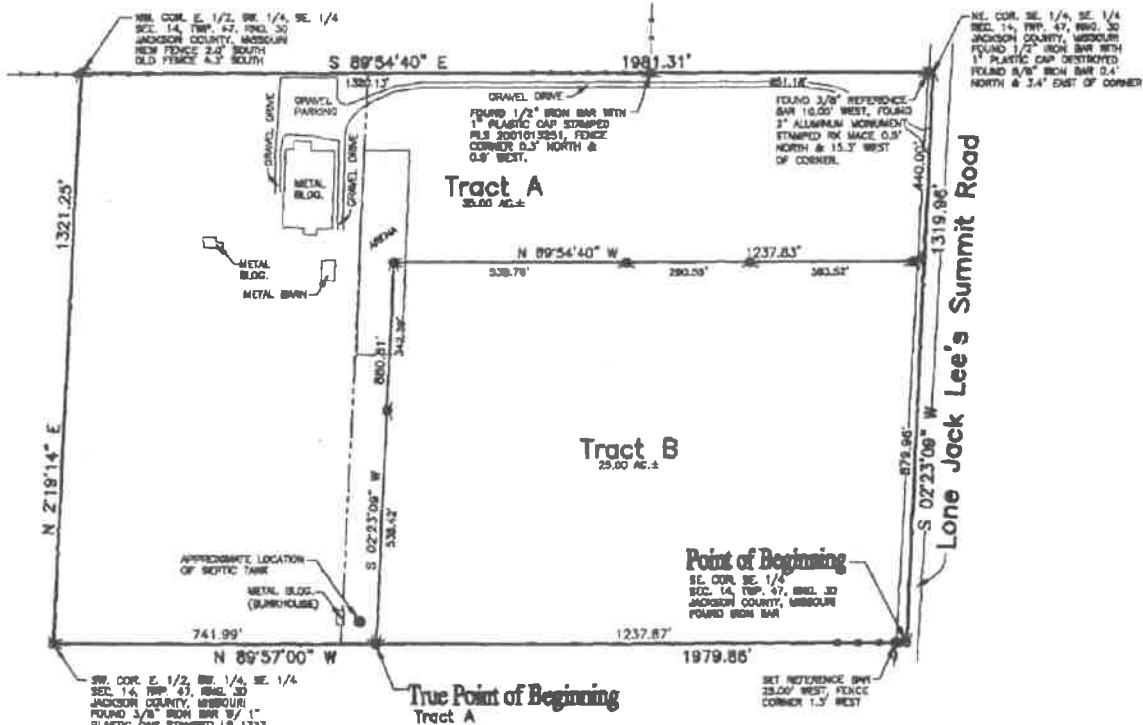
THIS SURVEY MEETS OR CHECKS THE ACCURACY STANDARDS OF A BOUNDARY CLASS SURVEY AS DEFINED BY THE MISSOURI STANDARDS FOR PROPERTY BOUNDARY SURVEYS.

THE SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EVIDENCE OF RECORD ENCUMBRANCES, RESERVATIONS, COVENANTS, EASEMENTS, TITLE EVIDENCE, OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY REVEAL.

NO ATTEMPT HAS BEEN MADE AS A PART OF THIS BOUNDARY SURVEY TO DISCOVER OR SHOW DATA CONCERNING EXISTING, SIZE, DEPTH, CONDITION, CAPACITY, OR LOCATION OF ANY UTILITY OR MUNICIPAL/PUBLIC SERVICE FACILITY. FOR INFORMATION REGARDING THESE UTILITIES OR FACILITIES, CONTACT THE APPROPRIATE AGENCIES.

Description: Tract B

PART OF A TRACT OF LAND DESCRIBED IN BOOK 13101, AT PAGE 1537, IN THE OFFICE OF THE RECORDER OF DEEDS, IN JACKSON COUNTY, MISSOURI, BEING PART OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 14, TOWNSHIP 47, RANGE 30, JACKSON COUNTY, MISSOURI, DESCRIBED AS FOLLOWS: FROM THE SOUTHEAST CORNER OF THE SOUTHEAST QUARTER OF SECTION 14, AFORESAID, RUN THENCE NORTH 89°57'00" WEST ALONG THE SOUTH LINE THEREOF, 1237.87 FEET; THENCE NORTH 02°23'09" EAST, PARALLEL WITH THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 14, 880.81 FEET; THENCE SOUTH 89°54'40" EAST, PARALLEL WITH THE NORTH LINE OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 14, 1237.83 FEET TO A POINT ON THE EAST LINE OF SAID QUARTER SECTION; THENCE SOUTH 02°23'09" WEST ALONG SAID EAST LINE, 879.88 FEET TO THE POINT OF BEGINNING, CONTAINS 25.00 ACRES, MORE OR LESS, SUBJECT TO THE RIGHT-OF-WAY OF THE LONE JACK LEE'S SUMMIT ROAD AND ANY EXISTING EASEMENTS AND/OR RIGHTS-OF-WAY.



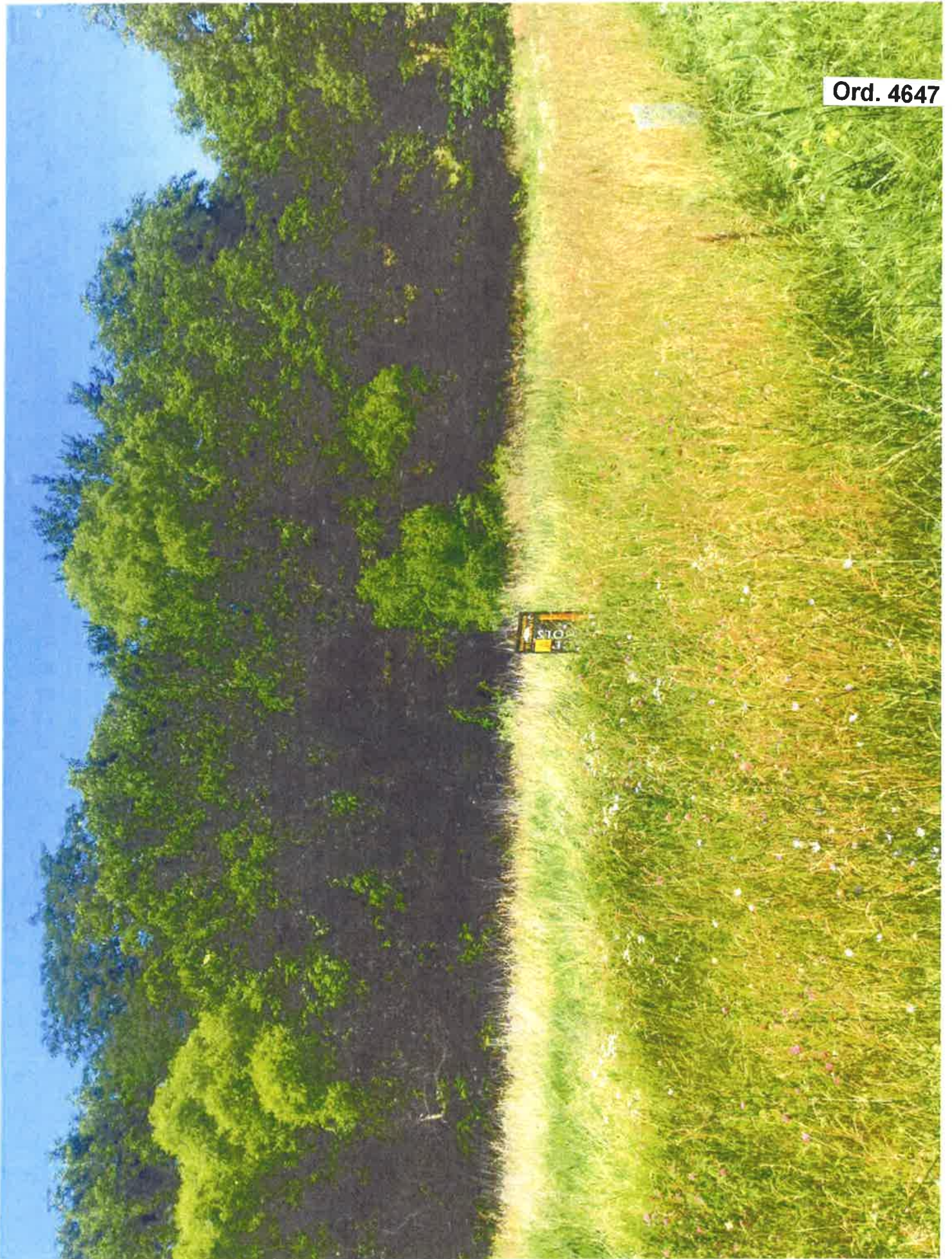
Filed for Record this day of
April 22 20 14
 At 3 O'clock 37 Minutes P.M.
 Recorded in Book T-40 At Page 13
 Instrument Number 14E0031516
 By Director Recorder of Deeds
Deputy
 Recorder's Fee \$ 41.00

THIS PLAT OF SURVEY WAS PREPARED FOR J.D. ROBINSON AND IS EXPRESSLY FOR HIS USE AND SAID PLAT OF SURVEY SHALL NOT BE TRANSFERRED TO PARTIES OTHER THAN THOSE WHOHAD A DIRECT INTEREST IN THE SUBJECT PREMISES AS OF THE DATE OF ISSUANCE OF THIS SURVEY. THE UNDERSIGNED REGISTERED LAND SURVEYOR HEREBY STATES HE HAS COMPLETED A SURVEY OF THE ABOVE DESCRIBED PREMISES AND ALL MEASUREMENTS SHOWN, ANGLES AND LINEAR WERE MEASURED ON THE GROUND AND MONUMENTS WERE SET OR FOUND AS SHOWN. THIS PLAT OF SURVEY HAS BEEN PREPARED FROM INFORMATION COMPILED IN THE FIELD AND OFFICE IN COMPLIANCE WITH THE CURRENT MISSOURI BOUNDARY STANDARDS FOR PROPERTY BOUNDARY SURVEYS AS ADOPTED BY THE MISSOURI BOARD FOR ARCHITECTS, PROFESSIONAL ENGINEERS AND LAND SURVEYORS.

FOR: J.D. ROBINSON		LEE'S SUMMIT, MISSOURI				
BOWERS SURVEY LLC						
ESTABLISHED 1983						
119 SOUTH INDEPENDENCE P.O. BOX 71						
MARIONVILLE, MISSOURI 64701						
PHONE (816) 380-6821						
www.bowersurvey.com						
SECTION	TOWNSHIP	RANGE	COUNTY	STATE	DATE	JOB NO.
14	47	28	JACKSON	MISSOURI	3/28/14	20841-14
DRAWING NO.	DATE/ISSUED	ISSUED BY	NO.	CHECKED BY		

OFFICE OF THE RECORDER OF DEEDS
 JACKSON COUNTY, MISSOURI
 APR 22 2014
 GREGORY B. BOWERS
 LAND SURVEYOR
 NO. 13-2672
 MISSOURI STATE BOARD OF ARCHITECTS, PROFESSIONAL ENGINEERS AND LAND SURVEYORS

Ord. 4647



Ord. 4647



Ord. 4647

