

RZ-2025-699

ATTACHMENT 1: PROPERTY DESCRIPTION

Description:

The Southeast Quarter of the Southeast Quarter and the South Half of the Northeast Quarter of the Southeast Quarter of Section 14, Township 49, Range 30, Jackson County, Missouri

RZ-2025-699

ATTACHMENT 2: ZONING SUPPORT DOCUMENTATION

Attachments

Plan Commission Public Hearing Summary of August 21, 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-2025-699

Applicant: Brookson Capital, LLC

Location: 33804 E. Pink Hill Road

Area: 20.00 ± acres

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

Purpose: The purpose is to create five single-family lots.

Current Land Use and Zoning in the Area:

The zoning in the area is Agricultural and Residential.

The land use is single family residences on similar size or larger tracts. Bellechasse is an older development directly to the East. To the West is Pink Hill Estates within District RE.

The applicant recently purchased a 60 acre tract. They are wishing to create five lots along Pink Hill Road. The remaining 40 acres will be divided into 10 acre tracts.

The subdivision plat is under review by staff. This will also include determining the location of driveway access for the five 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-2025-699.

Respectfully submitted,

Jackson County Public Works
Development Division
Randy Diehl, Administrator

Mr. Antey: Any other questions for Randy?

Is the applicant present?

Jason Spencer: 3007 South Colonial Drive, Grain Valley, Missouri.

Mr. Antey: Do you have anything to add to Randy's report?

Mr. Spencer: The site line came up; it's at a crest of a hill so there shouldn't be any sight line issues going either direction and the driveway issue it will probably work out best to have driveways like the two lots enter and then split off onto their on both sides just without the land place right there in the road.

Mr. Antey: Does anyone have questions for the applicant?

Mr. Monaco: So you'd be setting up an easement driveway?

Mr. Spencer: No, they would just enter together.

Mr. Monaco: Who would own the driveway?

Mr. Diehl: On a situation like that, so here you've got the 10 acres, they all have these little tails that come down. Typically, they put one common driveway in with a shared access easement overlay over that. These two lots, we're probably going to recommend that they come up and then tee off. And then so we're just looking at this one, these two lots, and then this lot at having a driveway somewhere else. So, these two may end up sharing a point right here if the site distance allows it. We've had situations where we've had cross-access easements for driveways across the corner or something like that. Right. Just so that they can achieve that line of sight pulling out of a driveway.

Mr. Antey: Any other questions?

Is there anyone else that's present today that would like to speak in favor of this application?

Is there anyone present that is opposed to or has questions concerning this application?

Charles Barton: 3506 South Sweeney Road, Grain Valley, Missouri, 64029

The property to the south has traffic from 5 a.m. until 8 - 9 p.m. That accesses pink Hill Road on a regular basis the noise starts at 5:30 a.m. and in the wintertime when those headlights come out of that driveway at 5:00 in the morning and 5:30 in the morning and coming in at 7:00, 8:00, 9:00 o'clock in the evening they're going to be shining right on those properties there. I'm pretty sure those people are not going to be real happy about that business that's going on on agricultural property.

Mr. Diehl: We're aware of that and I did speak to somebody when we spoke last time so hopefully some of that will dissipate.

Mr. Barton: Well, the agriculture rules, right, you cannot have more than two trailers parked on it at one time. That property consistently has 15 trailers parked on it at all times. So that's why I'm wondering, what's the big deal to change from agricultural to residential?

Mr. Diehl: Because it's under 10 acres.

Mr. Antey: Anything under 10 acres in the County cannot be AG. It's got to be rezoned.

Mr. Diehl: Prior to 95, like Bellechasse, they platted it. They didn't have to change the zoning. In 1995, the new ordinance went into effect. Any lands under 10 acres had to be platted and rezoned.

Mr. Antey:

Thank you. Is there anyone else that would like to speak on this application? Seeing none, I would entertain a motion to go under advisement.

Mr. Horn: I have a question for either Randy or the applicant. Is this just to build homes?

Mr. Diehl: This is for single-family residences. If you remember, at the beginning of the year, he did, around the corner, he did three lots up off the Buckner-Tarsney Road.

Mr. Antey: I'll entertain a motion to go under advisement.

Mr. Smead moved to take under advisement. Ms. Ryerkerk seconded.

Discussion under advisement

Mr. Antey: We are under advisement. Any Comments from this side of the table?

Mr. Horn: If there's going to be continued development here, I think there needs to be density. But I think anyway, if there's already housing there that's densely populated to the left, adding five more homes, five more homes to the east of this, you know, change that. Would there be that much concern about the plot to the south, especially if the houses are pushed so far forward?

Mr. Diehl: The setbacks for RE are, I think, like 30 feet or something like that. The developer has the option to put on the plat to push those back, maybe just for aesthetics as well. We have some developers that on larger lots don't push those houses 150 feet back just to keep those front yards like that.

Mr. Antey: And it is consistent with the surrounding area too. Any other comments from the commission? I would entertain a motion.

Mr. Antey: I would like to entertain a motion to take this under advisement.

Mr. Smead moved to take under advisement. Ms. Ryerkerk seconded.

Discussion under advisement

Mr. Antey: We are under advisement. Any comments from the commission?

Mr. Monaco moved to approve. Mr. Smead seconded.

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

Motion Carried 7 – 0

Mr. Diehl: Now, this is a two-part because we have more than three lots. The plat needs approval as well.

Basically, you should have a copy of the plat, but there's what it looks like superimposed onto the aerial. They all meet the acreage and the minimum width for the District RE.

This is a major plat that doesn't have any improvements. This one just fronts along the existing road.

Mr. Monaco moved to approve. Mr. Smead seconded.

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

Motion Carried 7 – 0

STAFF REPORT

PLAN COMMISSION

July 17, 2025

RE: RZ-2025-699

Applicant: Brookson Capital, LLC

Location: 33804 E. Pink Hill Road

Area: 20.00 ± acres

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

Purpose: The purpose is to create five single-family lots.

Current Land Use and Zoning in the Area:

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County Plan:

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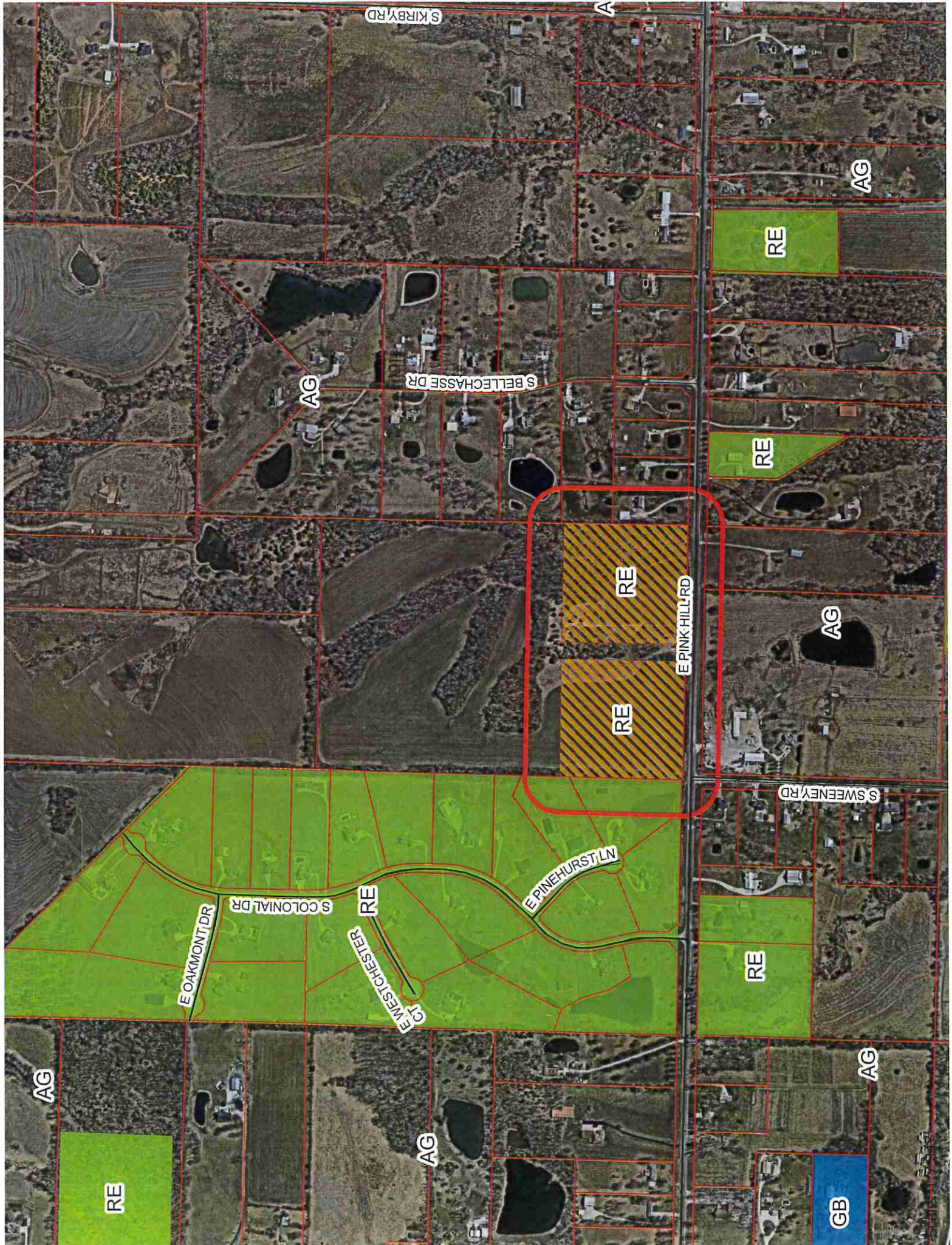
Recommendation:

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

Staff recommends APPROVAL of RZ-2025-699.

Respectfully submitted,

Jackson County Public Works
Development Division
Randy Diehl, Administrator



RZ-2025-699

Property Owners Within 185 feet

parcel	owner	address	city	state	zip
37-100-02-06-00-00-000	MONTGOMERY THOMAS JR & CASSIE	34007 E PINK HILL RD	GRAIN VALLEY	MO	64029
22-700-03-18-00-00-000	KEVIN LEROY STUCKER LIVING TRUST	3318 S BELLECHASSE DR	GRAIN VALLEY	MO	64029
22-700-03-19-00-00-000	THE GOLDSMITH FAMILY IRR TRUST	3406 S BELLECHASSE RD	GRAIN VALLEY	MO	64029
37-200-01-14-00-00-000	BARTON CHARLES R & KAREN R	3506 S SWEENEY RD	GRAIN VALLEY	MO	64029
37-200-01-02-00-00-000	CHAVEZ WALTER DE JESUS	3621 S SWEENEY RD	GRAIN VALLEY	MO	64029
22-700-03-28-00-00-000	SMITH BRIAN A & KIM A	34004 E PINK HILLS RD	GRAIN VALLEY	MO	64029
37-200-01-01-00-00-000	MANN JEFFREY A	PO BOX 186	GRAIN VALLEY	MO	64029
22-800-04-06-00-00-000	WILKE JEFFREY L & SHEILA D	33412 PINEHURST LN	GRAIN VALLEY	MO	64029
22-800-04-07-00-00-000	DORN DUSTIN & MAGGIE	33406 PINEHURST LN	GRAIN VALLEY	MO	64029
37-100-02-21-00-00-000	MONTGOMERY THOMAS JR & CASSIE	34007 E PINK HILL RD	GRAIN VALLEY	MO	64029
22-800-04-03-00-00-000	BROOKSON CAPITAL LLC	3007 S COLONIAL DR	GRAIN VALLEY	MO	64029



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

July 2, 2025

RE: Public Hearing: RZ-2025-699
Brookson Capital, LLC

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 Brookson Capital, LLC on a request for a change of zoning from District AG (Agricultural) on 20.00 ± acres to District RE (Residential Estates). The purpose is to create five single-family lots at 33804 E. Pink Hill 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, July 17, 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", is written over a horizontal line.

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: BROOKSON CAPITAL LLC - JASON SPENCER
Address: 3007 S. COLONIAL DR.
GRAIN VALLEY, MO 64029
Phone: 816-674-3215
 - b. Owner(s) Name: BROOKSON CAPITAL LLC - JASON SPENCER
Address: 3007 S. COLONIAL DR. GRAIN VALLEY, MO 64029
Phone: 816-674-3215
 - c. Agent(s) Name: _____

Address: _____

Phone: _____

- d. Applicant's interest in Property: DEVELOPMENT
2. General location (Road Name) 33804 E. PINK HILL RD.
GRAIN VALLEY, MO 64029
3. Present Zoning AG Requested Zoning RE
4. AREA (sq. ft. / acres) 20 ACRES
5. Legal Description of Property: (Write Below or Attached 9)

6. Present Use of Property: FARM LAND
7. Proposed Use of Property: DEVELOPMENT - ESTATE SIZED LOTS
8. Proposed Time Schedule for Development: ASAP

9. What effect will your proposed development have on the surrounding properties?
IMPROVE - NEW HOMES
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 WATER DISTRICT 16 - INDEPENDENCE WATER - NO EFFECT
- b. Sewage disposal ON-SITE SEPTIC SYSTEMS - NO EFFECT
- c. Electricity WEST CENTRAL ELECTRIC - NO EFFECT
- d. Fire and Police protection CENTRAL JACKSON COUNTY FIRE - NO EFFECT
JACKSON COUNTY SHERIFF - NO EFFECT
12. Describe existing road width and condition: ~50' WIDE - PAVED ASPHALT - GOOD CONDITION

13. What effect will proposed development have on existing road and traffic conditions? NO EFFECT

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

Property Owner(s) BROOKSON CAPITAL LLC
- JASON SPENCER

Applicant(s): BROOKSON CAPITAL LLC
- JASON SPENCER

Contract Purchaser(s): _____

STATE OF Missouri
COUNTY OF JACKSON

On this 6th day of June, in the year of 2025, before me
the undersigned notary public, personally appeared JASON W SPENCER

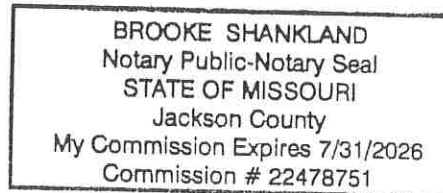
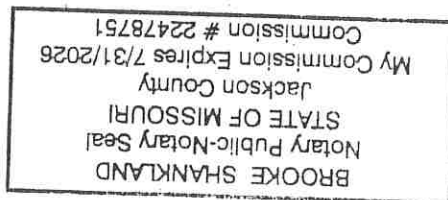
known to me to be the person(s) whose names(s) is/are subscribed to the within instrument and
acknowledged that he/she/they executed the same for the purposes therein contained.

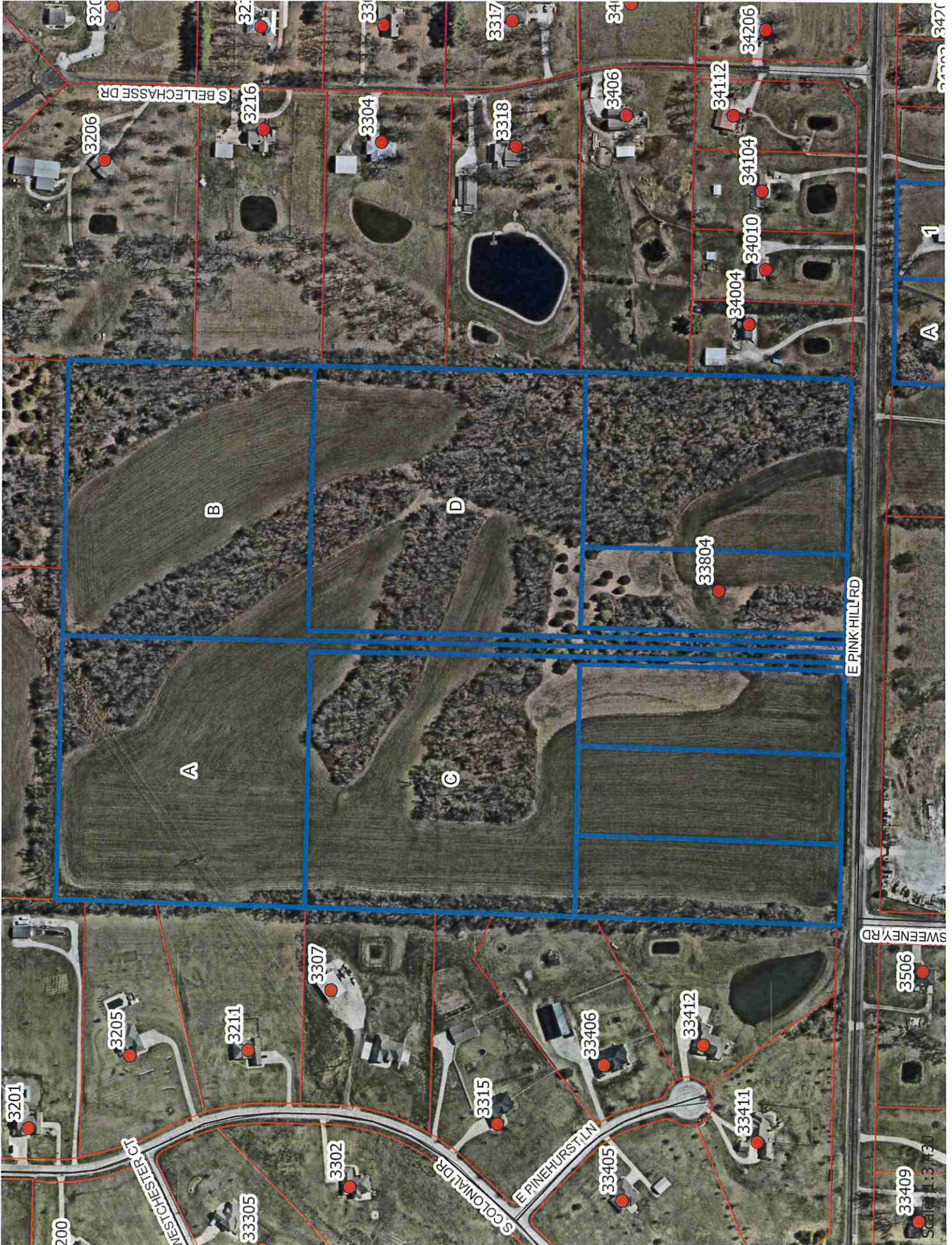
In witness whereof, I hereunto set my hand and official seal.

Notary Public

Commission Expires

07/31/2026





**A SUBDIVISION OF LAND IN THE SOUTHEAST QUARTER OF SECTION
14, TOWNSHIP 49, RANGE 30, JACKSON COUNTY, MISSOURI**
FINAL PLAT



NOTES

- LEGEND:
- FOUND MONUMENT AS NOTED
 - SET 1/2" x 24" REBAR WITH 3/4" 143910" CAP
 - W/E UTILITY EASEMENT
 - D/L BUILDING SETBACK LINE

DEDICATION:

STREETS AND ROADS

Streets, roads and thoroughfares shown on this plat and not heretofore dedicated to public use are hereby dedicated.

Building Lines or Setback Lines (BL) are hereby established as shown on the accompanying plat and no building or portion thereof shall be built or constructed between this line and the street line.

IN TESTIMONY WHEREOF

We the undersigned owners of "BROOKSON ESTATES" have set our hands this _____ day of _____, 2015.

State of Missouri)
) ss. Brookston Capital, LLC.
County of Jackson) Jason Spencer, President

NOTARY CERTIFICATE

Be it remembered that on this _____ day of _____, 2025 before me, a notary public in and for said County and State came to me personally known to be the same persons who executed the foregoing instrument of writing, and duly acknowledged the execution of same. In testimony whereof, I have hereunto set my hand and affixed my notary seal the day and year above written.

NOTARY PUBLIC _____
My Commission Expires _____

This is to certify on this 25th day of May, 2025 this field survey was completed on the ground by me or under my direct supervision and that said survey meets or exceeds the "Missouri Museum Standards" for boundary surveys.



MJS CONSULTING, LLC
3224 CONDOLEA TERRACE
LEAWOOD, KANSAS 66208
913.334.8819 macheneberger.don@jagmail.com
LAND SURVEYING AND PLANNING

Revised: 5/11/2010

JASON SPENCER
ROCKSON CAPITAL, LLC



BROOKSON ESTATES

PART OF SOUTHEAST QUARTER
SECTION 14, TOWNSHIP 49, RANGE 30
JACKSON COUNTY, MISSOURI

Sheet 1 of 1
Project #: