

**CU-2025-257**

**ATTACHMENT 1: PROPERTY DESCRIPTION**

**Description:**

The Northeast Quarter of the Southeast Quarter of Section 35, Township 48, Range 30, except all that part of the Northeast Quarter of the Southeast Quarter of Section 35, Township 48, Range 30, described as follows: Commencing at the East Quarter corner of said Section 35; thence South 02 degrees 15 minutes 18 seconds West, along the East line of said Section 35, a distance of 120.00 feet; thence South 58 degrees 37 minutes 09 seconds West, a distance of 1086.90 feet; thence North 88 degrees 11 minutes 23 seconds West and parallel to the North line of the Northeast Quarter of the Southeast Quarter of said Section 35, a distance of 400.00 feet to a point on the West line of the Northeast Quarter of the Southeast Quarter of said Section 35; thence North 01 degrees 54 minutes 00 seconds East along the West line of the Northeast Quarter of the Southeast Quarter of said Section 35, a distance of 715.00 feet to the Northwest corner of the northeast Quarter of the Southeast Quarter of said Section 35; thence South 88 degrees 11 minutes 23 seconds East along the North line of the Northeast Quarter of the Southeast Quarter of said Section 35, a distance of 1309.38 feet to the point of beginning,

And,

The West 26 acres of the Southeast Quarter of the Southeast of Section 35, Township 48, Range 30, Jackson County, Missouri, except that part platted as Meyers Acres, and except part in road, all in Jackson County, Missouri.

**CU-2025-257**

**ATTACHMENT 2: ZONING SUPPORT DOCUMENTATION**

Attachments

Plan Commission Public Hearing Summary of November 20, 2025  
Staff Report

Zoning map of surrounding area

Names/Addresses of Surrounding Property Owners

Copy of letter to said property owners

Application

Aerial of Property

Plan Commission – November 20, 2025

RE: CU-2025-257

Randy Diehl gave the staff report:

Ruth M. McCulloch requests a renewal of a Conditional Use Permit for a period of 25 years to operate a horse boarding facility at 33800 East Hammond Road. Zoning is Agricultural. The zoning in the surrounding area is AG, and land use is predominantly agricultural and single-family homes. Blue and Gray Park, primarily used for equestrian enthusiasts, is directly across the road to the south. This is the first renewal of the Conditional Use Permit for this facility. The original permit was granted for a period of 25 years by the Legislature in 2000 by Ordinance 3075. The original permit was limited to no more than 31 horses. The applicant has asked for that number to be 19.

This is in the Rural Development Tier. Equine riding centers and horse stables are allowed by Conditional Use in District AG Agricultural. This facility has been in operation for 25 years with no complaints.

The horse-boarding facility is consistent with the general purpose and intent of the zoning district regulations and complies with the requirements of the Unified Development Code.

Staff recommends approval of CU 2025-257 for a period of 25 years with the following conditions, and this mirrors the original permit, which was at 31 horses, just limiting the number of horses to 19.

Mr. Antey: If this was 2,000 for a 20-year period, would it just get lost in the cracks and not every new year?

Mr. Diehl: That is a typo, it was for 25 years initially.

Mr. Antey: Any questions for Randy?

Ms. Ryerkerk: Do we know why the number of horses allowed was changed?

Mr. Diehl: I believe the applicant could probably answer this better, but I think they just didn't want to have that many. It was on the application.

Mr. Smead: Is it a transferable?

Mr. Diehl: Yes, it runs with the land. The original applicant has sold the property from the original permit. So yes, it stays with the land. It doesn't transfer with the person. If they move to another property, it doesn't go with them.

Mr. Antey: Is the applicant present today? If you'd please come forward. State your name and address for the record.

Tiffany Sherry, 33800 East Hammond Road, Lone Jack, MO

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

Ms. Sherry: No.

Mr. Antey: You already heard the one question of the 19 versus 31

Ms. Sherry: I would prefer to stay at the 31.

Mr. Diehl I was just on the application, so this is the time to amend that.

Mr. Horn: Would they need to be a continuance? Would they need to reapply or could we amend it?

Mr. Antey: No, you can amend it. It's just when you make your motion, when a motion is made subject to the condition of 31, just make sure that's in a motion.

Ms. Sherry: The original property was only the 25 acres. It was their original plot. We recently expanded and purchased the 50 acres. Keeping it at 31 is more viable than going down to 19, since we have more land.

Mr. Farrar: Are there other property owners that also have horses?

Ms. Sherry: There are. Directly next to us at 33904, they have three horses. And then 10416, which is across from the upper portion, they have horses and the one next to them. The one directly next to the 33700, they also have horses. So, yes, the majority of the properties surrounding Blue and Gray Park have horses because it's, you know, 1,700 acres.

Mr. Diehl: Blue and Gray is an equestrian park. It's got a lot of horse trails through it.

Mr. Antey: Are there any other questions for the applicant?

Mr. Farrar: I was just going to ask you. Apparently, staff, Randy, has not heard any complaints, personally has anyone called you at 3:00 in the morning with a complaint?

Ms. Sherry: Not with a complaint. I've had some calls about horses out that weren't ours.

Mr. Antey: Is there anyone else that's present today that would like to speak concerning this application? Is there anyone present that would like to speak, that may be opposed to or has questions concerning this application?

Seeing none, I would entertain a motion to go under advisement.

Motion to take under advisement.

Ms. Ryerkerk: moved to take under advisement. Mr. Horn seconded.

Mr. Antey: We are under advisement. And just so you guys know that once we go under advisement, all the discussion comes from this half of the table, and the public hearing is closed. So any questions, comments?

Mr. Farrar: I'm impressed with what is happening there, and it sounds like that the neighbors are all so pleased with the way it looks, the way it fits in. A lot of smiles, and I would certainly be in favor of it.

Mr. Crawford: I've been by there. It's a nice-looking operation.

Mr. Smead: moved to approve. Ms. Ryerkerk seconded.

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

Motion Carried 7 – 0

## STAFF REPORT

### PLAN COMMISSION November 20, 2025

**RE: CU-2025-257**

**Applicant:** Ruth L McCulloch

**Location:** 33800 E. Hammond Road

**Area:** 48.09 Acres

**Request:** Conditional Use Permit for a period of 25 years to operate a horse boarding facility.

**Zoning Classification:** District AG (Agriculture)

#### **Current Land Use and Zoning in the Area:**

Zoning in the surrounding area is Residential Ranchette. Land use is predominantly agricultural and single-family homes. Blue and Grey Park, primarily used by equestrian enthusiasts, is directly across the road to the south.

#### **Comments:**

This is the first renewal for a Conditional Use Permit for this facility. The original Permit was granted for a period of 20 years by the Legislature in 2000. (Ordinance 3075). The original permit was limited to no more than 31 horses. The applicant is asking for that number to be 19 horses.

#### **County Plan:**

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

#### **Recommendation:**

An equine riding center and horse stables are allowed by Conditional Use Permit in District AG (Agricultural).

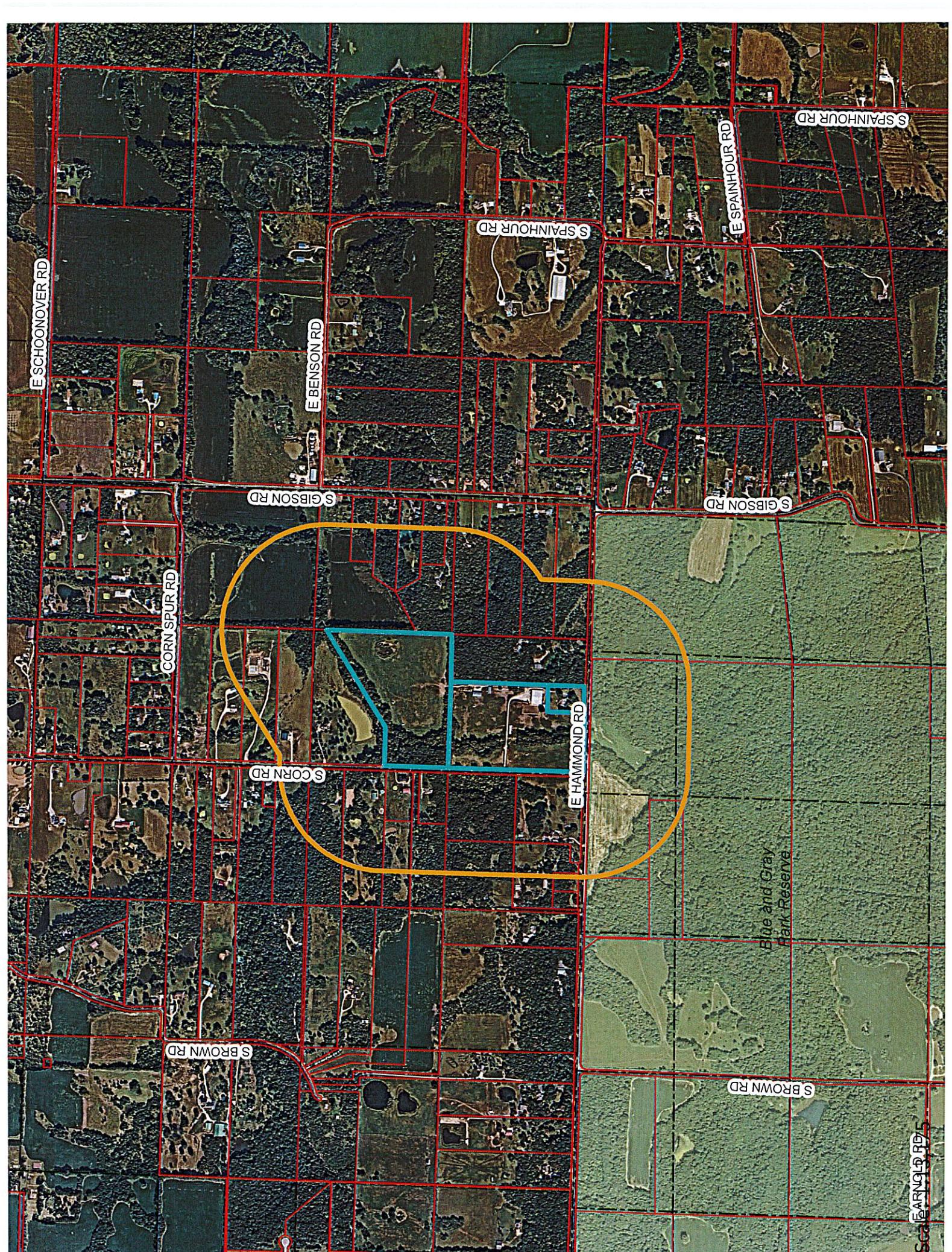
The facility has been in operation for 20 years with no complaints. The horse stable facility is consistent with the general purpose and intent of the zoning district regulations and complies with the requirements of the Unified Development Code.

Staff recommends APPROVAL of CU-2025-257 for a period of 25 years with the following conditions:

1. The number of horses is limited to no more than 19.

Respectfully submitted,

Jackson County Public Works  
Development Division  
Randy Diehl, Administrator



Parcel	owner	address	city	state	zip
55-700-03-12-00-0-00-000	PAXTON BILLY E & PAMELA M	10604 S GIBSON RD	LONE JACK	MO	64070
55-800-04-18-00-0-00-000	HUGHES JON & JENNIFER	10410 S CORN RD	LONE JACK	MO	64070
55-700-03-05-01-0-00-000	RAYMOND L SCHEIER & LOLA R SCHEIER TRUST	923 NE WOOD CHAPEL RD UNIT 123	LEES SUMMIT	MO	64064
55-700-03-24-00-0-00-000	JORDAN ROSS LINDSEY TRUST	10400 S GIBSON RD	LONE JACK	MO	64070
55-800-04-14-00-0-00-000	WILSON DAVID E & LINDA L	33302 E HAMMOND RD	LONE JACK	MO	64070
55-700-03-27-00-0-00-000	FEIGHERT NIKOLAS S & TONI M	10424 S GIBSON RD	LONE JACK	MO	64070
55-800-04-07-00-0-00-000	MCCOY EDWARD LEE & DEBBIE	33404 E HAMMOND RD	LONE JACK	MO	64070
55-800-04-01-01-0-00-000	WAKEMAN TROY A	10303 S CORN RD	OAK GROVE	MO	64075
55-800-04-04-00-0-00-000	MARTIN DENNIS C & MARY ELAINE	1809 N EMBUDO E AVE	ALBUQUERQUE	NM	87112
55-700-03-06-01-0-00-000	STEELE THOMAS L & SANDRA	10502 S GIBSON RD	LONE JACK	MO	64070
55-800-04-06-00-0-00-000	TURENTINE LIVING TRUST	33904 E HAMMOND RD	LONE JACK	MO	64070
55-800-04-12-00-0-00-000	RUTLEDGE CAREY & CHRISTINE RONDE	10406 S CORN RD	LONE JACK	MO	64070
55-700-03-13-00-0-00-000	PAXTON BILL E & PAMELA M	10604 S GIBSON RD	LONE JACK	MO	64070
55-800-04-09-00-0-00-000	SCHAFFER WALTER R & DIANNE H	10324 S CORN RD	LONE JACK	MO	64070
55-700-03-25-00-0-00-000	BEACHNER JEREMY	10408 S GIBSON RD	LONE JACK	MO	64070
55-700-03-06-02-0-00-000	STEELE BRYAN	10518 S GIBSON RD	LONE JACK	MO	64070
55-800-04-13-00-0-00-000	RUTLEDGE CAREY & CHRISTINE RONDE	10406 S CORN RD	LONE JACK	MO	64070
58-200-04-05-00-0-00-000	JACKSON COUNTY MISSOURI	415 E 12TH	KANSAS CITY	MO	64106
55-800-04-19-00-0-00-000	BRADLEY JOSHUA T & BRITANY	10416 S CORN RD	LONE JACK	MO	64070
55-800-04-03-00-0-00-000	FISCHER DANIEL C & LELIA	33200 E HAMMOND RD	LONE JACK	MO	64070
55-800-04-17-00-0-00-000	MCCULLOCH RUTH LAVERNE	PO BOX 125	WARRENSBURG	MO	64093
55-800-04-01-02-0-00-000	MCCULLOCH RUTH LAVERNE	PO BOX 125	WARRENSBURG	MO	64093
55-800-04-05-01-0-00-000	MCCULLOCH RUTH LAVERNE	PO BOX 125	WARRENSBURG	MO	64093



## JACKSON COUNTY Public Works Department

Jackson County Technology Center  
303 West Walnut Street  
Independence, Missouri 64050  
[jacksongov.org](http://jacksongov.org)

(816) 881-4530  
Fax: (816) 881-4448

November 5, 2025

RE: Public Hearing: CU-2025-257  
Ruth McCulloch

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 Ruth McCulloch, requesting the renewal of a Conditional Use Permit for a period of 25 years to operate a Horse Boarding Facility at 33800 E. Hammond Road, Jackson County, Missouri.

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 November 20, 2025, at 8:30 a.m. in the Large Conference Room, 2<sup>nd</sup> Floor, Historic Truman Courthouse, 112 W. Lexington, Independence, MO. 64050

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 blue ink signature of the name "Randy Diehl".

Jackson County Public Works  
Development Division  
Randy Diehl, Administrator

**JACKSON COUNTY, MISSOURI**  
**CONDITIONAL USE PERMIT APPLICATION**

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**APPLICANT INFORMATION:**

1. Application must be filed with the Jackson County Planning and Development Division, 303 W. Walnut, Independence, MO 64050 by the deadline on the Plan Commission Calendar.
2. Application must be typed or printed in a legible manner.
3. A scaled map of the property, correlating with the legal description, and clearly showing the property's location must accompany application. Refer to Section 24003.22, pertaining to Site Plan Review within the Unified Development Code.
4. 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.
5. The filing fee \$350.00 (non-refundable) must accompany application.  
(Check payable to: Manager of Finance)

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**TO BE COMPLETED BY OFFICE PERSONNEL ONLY:**

Conditional Use Permit Number CU-  
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. Applicant(s) Name: Ruth Laverne McCulloch  
Address: 33800 E. Hammond Road  
Lane Jack, mo 64070  
Phone: 660-441-0299
  - b. Owner(s) Name: Ruth Laverne McCulloch  
Address: P.O. Box 125, Warrensburg, MO 64093  
Phone: 660-441-0299
  - c. Agent(s) Name: Keli Houston

Address: 450 SE 275th Road

Warrensburg, MO 64093

Phone: 660-441-7279

d. Applicant's interest in Property: owner of land

2. A CONDITIONAL USE PERMIT IS HEREBY REQUESTED for the following described use: horse stable (boarding) 19 stalls for a period of 25 years; property described as follows: a tract of land 48.09 square feet/acres in size located at S. Corn and E. Hammond Road. Present Zoning District unincorporated /agricultural

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

Attached

4. Present Use of Property: horse stable (boarding)

5. Proposed Use of Property: horse stable (boarding)

6. Estimated Time Schedule for Development: established 2000

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

none

8. Is any portion of the property within the established flood plain as shown on the FEMA Flood Boundary Map? yes

If so, will any improvements be made to the property which will increase or decrease the elevation? no

9. Describe the source/method which provides the following services, and what effect the development will have on same:

- a. Water District 15 water supply
- b. Sewage disposal septic
- c. Electricity Evergy
- d. Heating Electric
- e. Fire and Police protection county

10. Describe existing road width and condition: paved

\_\_\_\_\_

11. What effect will proposed development have on existing road and traffic conditions? none

\_\_\_\_\_

12. 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

Date

Property Owner(s)

Ruth Laverne McCulloch

10-20-2025

Keli Houston

10-20-2025

Applicant(s):

Ruth Laverne McCulloch

10-20-2025

Keli Houston

10-20-2025

Contract Purchaser(s):

n/a

n/a

STATE OF Missouri

COUNTY OF Johnson

On this 20<sup>th</sup> day of October, in the year of 2025, before me the undersigned notary public, personally appeared Ruth Laverne McCulloch and  
Keli Houston

known to me to be the person(s) whose name(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

Antonia Arroyo Martinez

Commission Expires 05/14/2028



