

**RZ-2025-692**

**ATTACHMENT 1: PROPERTY DESCRIPTION**

**Description:**

Lot 4, Countryside Meadows, a subdivision in Jackson County, Missouri.

RZ-2025-692

ATTACHMENT 2: ZONING SUPPORT DOCUMENTATION

Attachments

Plan Commission Public Hearing Summary from March 20, 2025

Staff Report

Zoning map of surrounding area

Names and addresses of surrounding property owners

Letter to surrounding property owners

Application

Aerial of location

Plot plan

Copy of plat

**Randy Diehl gave the staff report:**

**RE: RZ-2025-692**

**Applicant:** Douglas W Weiss

**Location:** 24606 E. Haines Road

**Area:** 2.5 ± acres

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

**Purpose:** The purpose is to decrease the building setback requirements for future construction.

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

The zoning in the area is Agricultural and Residential.

Countryside Meadows was created in 1987, prior to the adoption of the Unified Development Code in 1995. These lots are Legal Non-Conforming. As of 1995, residential lots under 10 acres are now required to be rezoned to a residential zoning.

The applicant wishes to decrease the side yard setbacks for future construction of a detached garage. The rezoning will reduce the side yard setbacks from 30 feet to 15 feet, the rear yard setbacks from 50 feet to 20 feet. The front setback is platted at 50 feet and will remain the same.

**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-2025-692.

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

There were none.

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

Doug Weiss: 24606 E. Haines Road.

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

No.

**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. Horn moved to take under advisement. Mr. Lake seconded.

*Discussion under advisement*

Mr. Monaco moved to approve. Mr. Smead 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**

**March 20, 2025**

**RE: RZ-2025-692**

**Applicant:** Douglas W Weiss

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**Area:** 2.5 ± acres

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

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#### **County Plan:**

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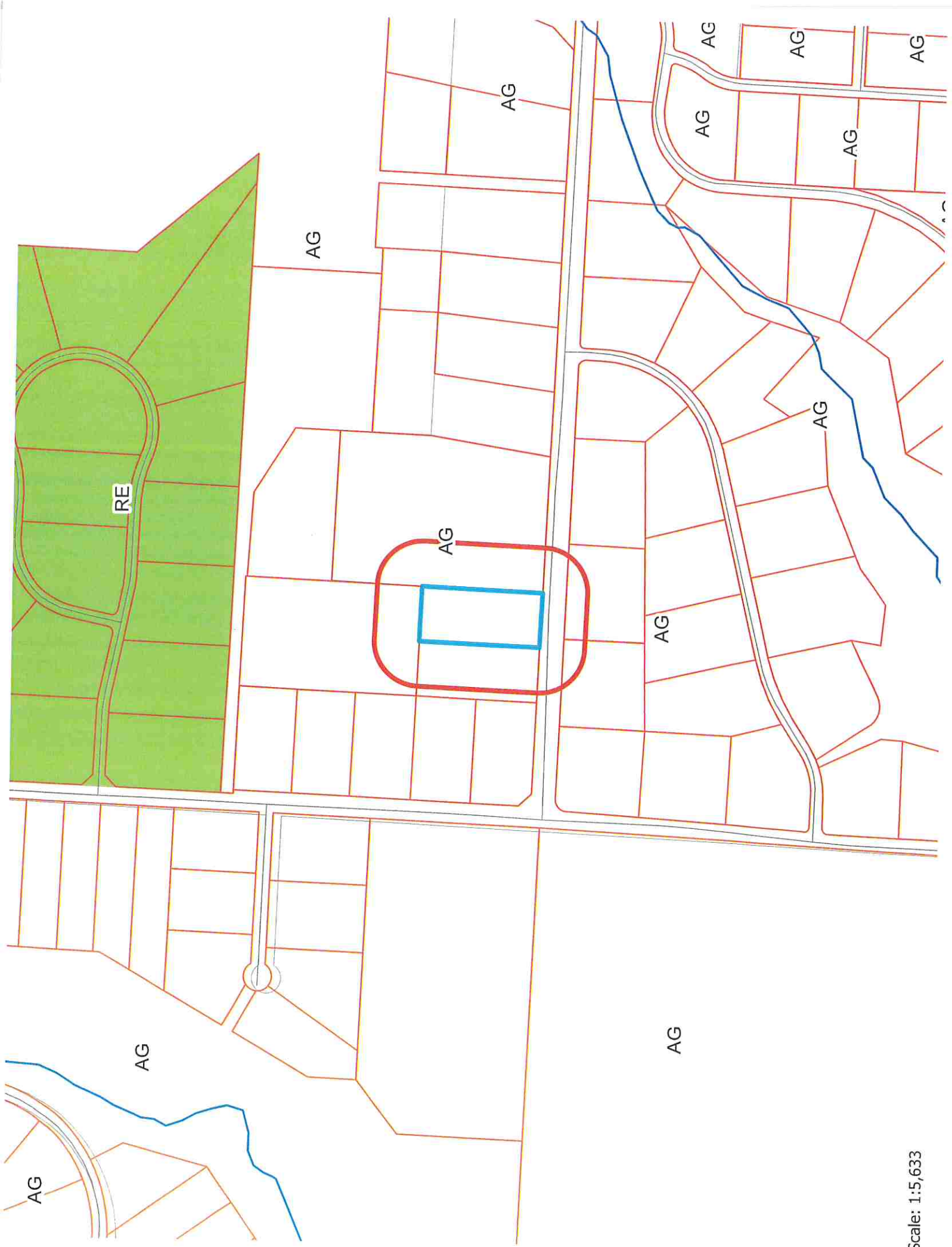
#### **Recommendation:**

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

Staff recommends APPROVAL of RZ-2025-692.

Respectfully submitted,

Jackson County Public Works  
Development Division  
Randy Diehl, Administrator



RZ-2025-692

Property Owners Within 185 feet

parcel	owner	address	city	state	zip
71-100-02-16-03-0-00-000	KOZMA NADINE D - TRUSTEE	24704 HAINES RD	GREENWOOD	MO	64034
71-100-02-18-00-0-00-000	KOZMA NADINE D - TRUSTEE	24704 HAINES RD	GREENWOOD	MO	64034
71-100-03-08-00-0-00-000	BROWN CRAIG W & JODEANE L	24611 E HAINES RD	GREENWOOD	MO	64034
71-100-03-09-00-0-00-000	DOYLE MARK A & GERRI A	24505 E HAINES RD	GREENWOOD	MO	64034
71-100-02-10-00-0-00-000	MARKWAY ALAN J & PATRICIA J	24510 HAINES RD	GREENWOOD	MO	64034
71-100-02-09-00-0-00-000	WEISS DOUGLAS W	24606 E HAINES RD	GREENWOOD	MO	64034





## 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

March 5, 2025

RE: Public Hearing: RZ-2025-692  
Douglas Weiss

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 Douglas Weiss for a change of zoning of an existing legal non-conforming lot from District AG (Agricultural) to District RE (Residential Estates). The purpose is to decrease the building setback requirements at 24606 E. Haines 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, March 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.

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

Rezoning Case Number RZ- 2025- 692

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: Douglas Wayne Weiss  
Current Mailing Address: 24606 Haines Rd, Greenwood, MO 64034  
Phone: 816-665-6615 email: DOUG-2015 KC @ GMAIL.COM
- b. Applicant (If different from the legal owner) (same)  
Current Mailing Address: \_\_\_\_\_  
Phone: \_\_\_\_\_ email: \_\_\_\_\_

2. Location: Unincorporated Jackson County
3. Present Zoning Ag Requested Zoning Re
4. AREA (sq. ft. / acres) 225' x 500' (2.58 acres)
5. Legal Description of Property: (Attach copy of Deed or legal description) ok
6. Present Use of Property: Single family residence
7. Proposed Use of Property: " " "
8. Proposed Time Schedule for Development: Spring/Summer 2025
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, "Minimal Flood Hazard"  
If so, will any improvements be made to the property which will increase or decrease the elevation? No effect
11. Describe the source which provides the following services:
- a. Water Provider Lee's Summit Water Dept.
  - b. Sewage disposal: Onsite Waste Water ☒ Public Sewer ☐
  - c. Electricity Evergy
  - d. Fire protection Southern Jackson County Fire Protection District
  - e. Police Protection Jackson County Sheriff's Dept.
12. Describe existing road width and condition: Paved (good condition), 2 lane road, no shoulders.
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):

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)

Douglas Weiss

1/13/2025

STATE OF Missouri

COUNTY OF Jackson

On this 13<sup>th</sup> day of January, in the year of 2025, before me  
the undersigned notary public, personally appeared Douglas Weiss

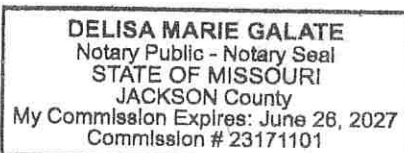
known to me to be the person(s) whose names(s) is/are subscribed to the within instrument and  
acknowledged that he/she/they executed the same for the purposes therein contained.

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

Notary Public

Delisa Marie Galate

Commission Expires June 26, 2027







Septic Tanks



N ↑



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