

RZ-2026-716

ATTACHMENT 1: PROPERTY DESCRIPTION

Description:

All that part of the Northeast Quarter of the Southeast Quarter of Section 21, Township 47, Range 29, Jackson County Missouri, being described as follows:
Commencing at the Northeast Corner of said Northeast Quarter of the Southeast Quarter of said Section; thence South 02 degrees 37 minutes 03 seconds East, 672.53 feet, the Point of Beginning; thence N 87 degrees 47 minutes 20 seconds West, 633.89 feet; thence North 02 degrees 37 minutes 03 seconds East, 343.60 feet; thence South 87 degrees 47 minutes 20 minutes East, 633.89 feet to a point on the East line of said Northeast Quarter of the Southeast Quarter; thence South 02 degrees 37 minutes 03 seconds East, 343.60 feet to the Point of Beginning, except part in road.

RZ-2026-716

ATTACHMENT 2: ZONING SUPPORT DOCUMENTATION

Attachments

Plan Commission Public Hearing Summary of May 21, 2026

Staff Report

Zoning map of surrounding area

Names and addresses of surrounding property owners

Letter to surrounding property owners

Application

Aerial of location

Preliminary plat

Randy Diehl gave the staff report:

RZ-2026-713

RE: RZ-2026-716

Applicant: Lucinda Lariviere & Bynum Enterprises

Location: 13604 S. Sam Moore Road

Area: 5.00 ± acres

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

Purpose: The purpose is to create a single-family residential lot.

Current Land Use and Zoning in the Area:

The zoning in the area is Agricultural and Residential. The land use is primarily single-family homes.

To the North of US 50 Highway, there are three developments within District RR. And a couple of District LI (Light Industrial) zonings at the intersection of the Highway at Al Gossett and Sam Moore Roads.

A preliminary plat has been submitted and is under review.

County Plan:

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

Recommendation:

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

Staff recommends APPROVAL of RZ-2026-716.

Respectfully submitted,

Jackson County Public Works
Development Division
Randy Diehl, Administrator

RZ-2026-716. Lucinda Lariviere and Bynum Enterprises at 13604 S. Sam Moore Road on 5 acres. Change of zoning from District AG Agricultural to District RR Residential Ranchette. The purpose is to create a single family lot.

Zoning in the areas, agricultural, residential, land use, primarily single-family homes. To the north of 50 Highway, there are three developments within District RR. A couple of Light Industrial zonings in the area at the intersection of Al Gossett and Sam Moore Road with 50 Highway.

There's a preliminary plan that has been submitted and is under review.

So basically, the subject property now already has an established home on it. They are just wanting to carve five acres out around it. The rest of the property that's associated with this will remain AG, which is a pretty good chunk that goes to the back and then runs around it at the south.

Staff recommends approval of RZ-2026-716.

Mr. Antey: Any questions for Randy?

Is the applicant present. Please come forward and state your name and address.

Lucinda Lariviere 13604 S. Sam Moore Road

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

Ms. Lariviere: No, not really, I live right next door to that and I'm purchasing the whole property and I want a section off the five acres.

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

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

Is there anyone present that has opposed or has questions concerning this application and would like to speak?

I would entertain a motion to go under advisement.

Mr. Monaco: So moved.

Mr. Moreno: Second.

Mr. Antey: Moved and seconded.

All those in favor of going under advisement?

All: Aye

We are under advisement. Once again, it's straightforward.

Mr. Moreno moved to approve. Ms. Ryerkkerk seconded.

Ms. Ryerkkerk: Approve

Mr. Moreno: Approve

Mr. Smead: Approve

Mr. Monaco: Approve

Mr. Lock: Approve

Mr. Barton: Approve

Chairman Antey: Approve

Motion Carried 7 – 0

STAFF REPORT

**PLAN COMMISSION
May 21, 2026**

RE: RZ-2026-716

Applicant: Lucinda Lariviere & Bynum Enterprises

Location: 13604 S. Sam Moore Road

Area: 5.00 ± acres

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

Purpose: The purpose is to create a single-family residential lot.

Current Land Use and Zoning in the Area:

The zoning in the area is Agricultural and Residential. The land use is primarily single-family homes.

To the North of US 50 Highway, there are three developments within District RR. And a couple of District LI (Light Industrial) zonings at the intersection of the Highway at Al Gossett and Sam Moore Roads.

A preliminary plat has been submitted and is under review.

County Plan:

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

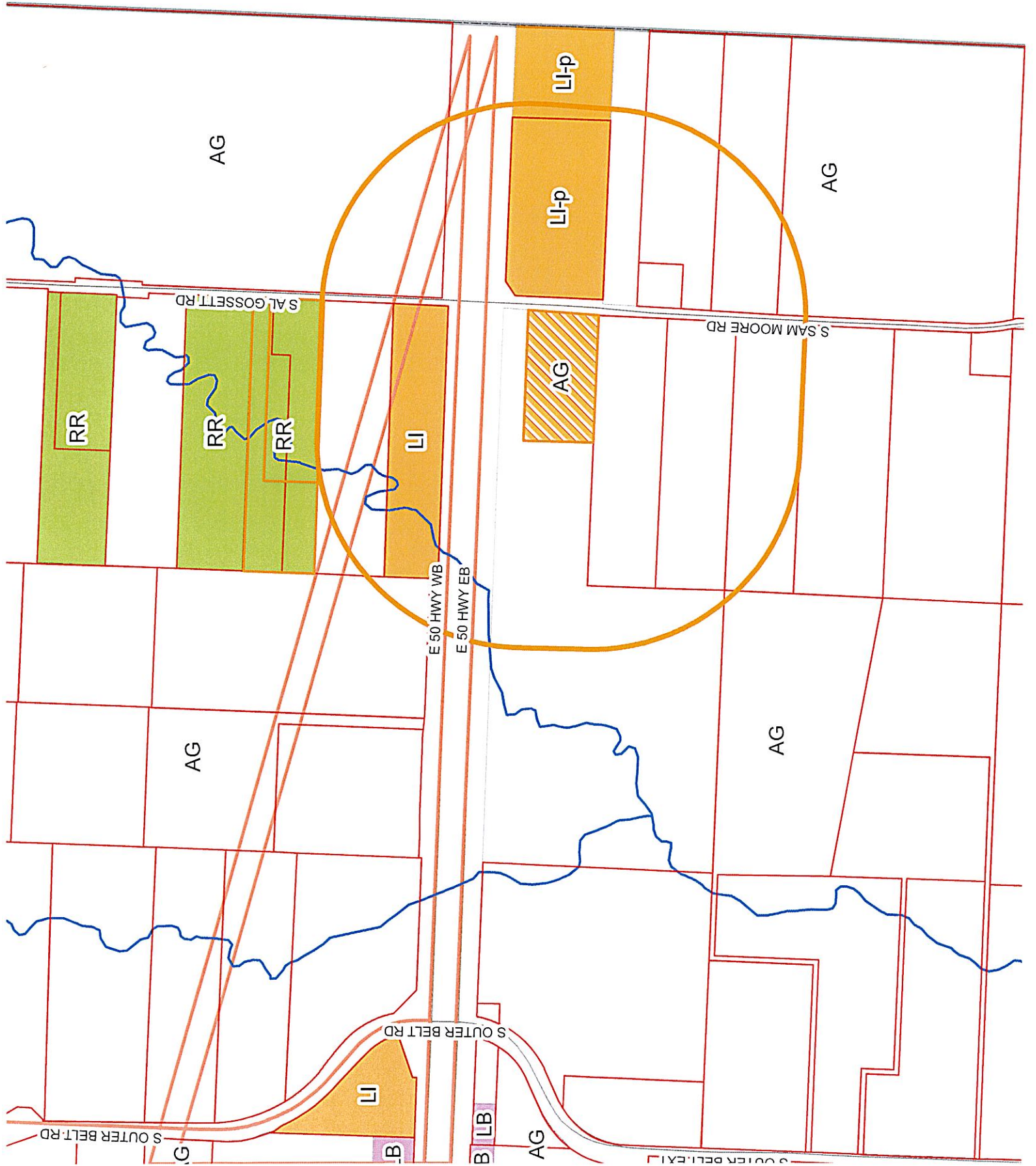
Recommendation:

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

Staff recommends APPROVAL of RZ-2026-716.

Respectfully submitted,

Jackson County Public Works
Development Division
Randy Diehl, Administrator



RZ-2026-716

Property Owners Within 1000 feet

parcel	owner	address	city	state	zip
74-100-04-05-01-0-00-000	HARRIS TODD W & ELLIE M	13717 S SAM MOORE RD	LONE JACK	MO	64070
74-100-04-04-00-0-00-000	BREHM JESSICA R & MATTHEW J	13613 S SAM MOORE RD	LONE JACK	MO	64070
74-100-04-11-00-0-00-000	SCHNEPF MICHAEL J & BARBARA L TRUST	13703 S SAM MOORE RD	LONE JACK	MO	64070
74-100-04-10-00-0-00-000	PETERSON JESSICA & BREHM MATTHEW	13613 S SAM MOORE RD	LONE JACK	MO	64070
74-100-04-13-00-0-00-000	PRESTIGE VENTURE HOLDINGS LLC	PO BOX 216	SHAWNEE MISSION	KS	66201
74-100-01-10-00-0-00-000	D BOSWELL REALTY LLC	15922 S EVANS RD	PLEASANT HILL	MO	64080
74-100-02-13-00-0-00-000	MARTIN BRITTANIE & JAMIE	39404 E US 50 HWY	LONE JACK	MO	64070
74-100-01-09-00-0-00-000	PIPES BRIAN K	13408 S AL GOSSETT RD	LONE JACK	MO	64070
74-100-01-01-00-0-00-000	CHAMNESS ROBERT M TRUSTEE	1993 NW US 50 WEST	LONE JACK	MO	64070
74-100-04-14-00-0-00-000	BURL GREGORY S & NICOLE F	13718 S SAM MOORE RD	LONE JACK	MO	64070
74-100-04-15-00-0-00-000	LIAMS JONATHAN M & KELLIE ANN	13708 S SAM MOORE RD	LONE JACK	MO	64070
74-100-04-16-00-0-00-000	SELDOMRIDGE BROOKE	1973 NW 100 RD	KINGSVILLE	MO	64061
74-100-04-17-00-0-00-000	LARIVIERE LUCINDA	9414 LESLIE AVE	KANSAS CITY	MO	64139
74-100-04-18-00-0-00-000	C C K LLC	1733 NE PARKWOOD DR	LEES SUMMIT	MO	64014
74-100-03-17-00-0-00-000	GRAY JONAH LIAM HUGHEY & STONE BROOKE	301 BLACK JACK AVE	LONE JACK	MO	64070
74-100-03-12-00-0-00-000	BYNUM ENTERPRISES LTD	9910 S MUNRO RD	LONE JACK	MO	64070



Jackson County
Public Works Department-Development Division

303 West Walnut Street
Independence MO 64050
Jacksongov.org

May 6, 2026

RE: Public Hearing; RZ-2026-716
Bynum Enterprises & Lucinda Lariviere

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 Bynum Enterprises & Lucinda Lariviere for a change of zoning from District AG (Agricultural) on 5.00 ± acres to District RR (Residential Ranchette). The purpose is to create a single-family residential lot at 13520 S. Sam Moore Road

The public hearing on this matter will be held by the Jackson County Plan Commission on Thursday, May 21, 2026, 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 Planning and Development Division at 881-4577.

Sincerely,

A handwritten signature in blue ink, appearing to read "Randy Diehl".

Jackson County Public Works
Development Division
Randy Diehl, Administrator

Phil LeVota, County Executive

**JACKSON COUNTY, MISSOURI
APPLICATION FOR CHANGE OF ZONING
DO NOT PRINT DOUBLE SIDED**

BEGIN APPLICATION HERE:

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.

1. Owner(s):

- a. Legal Owner of Property: Bynum Enterprises LTD
Current Mailing Address: 9910 S Munro RD Lone Jack, MO 64070
Phone: 816 982-3890 email: Mbynum2773@gmail.com
- b. Applicant (If different from the legal owner) Lucinda Lariviere
Current Mailing Address: 13604 S. Sam Moore RD Lone Jack, MO 64070
Phone: 831 345-3939
Email: RN4babeez731@yahoo.com

2. Location: 13520 S. Sam Moore RD
Lone Jack, MO. 64070 74-100-03-12-00-0-00-000

3. Present Zoning AG Residential Requested Zoning RR Residential Ranchette

4. AREA (sq. ft. / acres) 5.0 acres

5. Legal Description of Property: (Attach copy of Deed or legal description)

6. Present Use of Property: Residential-AG (Agricultural)

7. Proposed Use of Property: Residential-RR (Ranchette)

8. Proposed Time Schedule for Development: 2-3 months

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? N/A

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

11. Describe the source which provides the following services:

- a. Water Provider Lone Jack Water #15 of Jackson County
- b. Sewage disposal: Onsite Waste ^{aeration} Water Pond Public Sewer NO
- c. Electricity Evergy
- d. Fire protection Lone Jack Fire district #1
- e. Police Protection Lone Jack police department

12. Describe existing road width and condition: _____

blacktop

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.

Bynum Enterprises, LTD

Signature

Date

Property Owner(s) Michael W Bynum President April 9, 2026

STATE OF Missouri
COUNTY OF Jackson

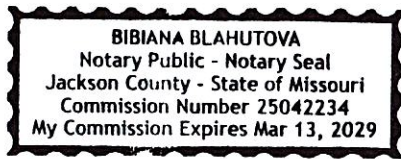
On this 9 day of April, in the year of 2026, before me
the undersigned notary public, personally appeared Michael W. Bynum

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 Bibi Blahutova

Commission Expires March 13, 2029





S ALGOSSETT RD

S SAM MOORE RD

E 50 HWY WB

E 50 HWY EB

