

**RP-2024-681**

**ATTACHMENT 1: PROPERTY DESCRIPTION**

**Description:**

Lot 1, Greeson Greenhouse, a subdivision in Jackson County, Missouri

RP-2024-681

ATTACHMENT 2: ZONING SUPPORT DOCUMENTATION

Attachments

Plan Commission Public Hearing Summary from July 18, 2024

Staff Report

Zoning map of surrounding area

Names and addresses of surrounding property owners

Letter to surrounding property owners

Application

Aerial of location

Revised Site Plan

**Randy Diehl gave the staff report:**

**RE: RP-2024-681**

**Applicant:** Jacob Davis

**Location:** 13513 S. Sam Moore Road

**Area:** 9.43 ± acres

**Request:** Revision of the site plan for Planned zoning within District LI-p (Light Industrial-Planned)

**Purpose:** The purpose is to for a self-storage facility.

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

This is a request for an amendment to the Planned Zoning approved February 26, 2024 (Ordinance 5832).

The Unified Development Code (UDC) requires that a site plan be submitted for Planned zonings illustrating the proposed buildings and lot arrangements.

The applicant has submitted a revised site plan for the proposed development. The changes are significant enough that a revised site plan is required.

**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 RP-2024-681.

Respectfully submitted,

Jackson County Public Works  
Development Division  
Randy Diehl, Administrator

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

Mr. Horn: Is this privately owned or like a U-Haul facility?

Mr. Diehl: It's a self-storage facility. It's privately owned.

Ms. Ryerkerk: It looks like they just rotated the layout.

Mr. Crawford: Is the East line the County Line?

Mr. Diehl: No. The trailer storage lot for the business next to them, their East property line is the County line.

Mr. Crawford: Is that going to change?

Mr. Diehl: No. that property is not included. The zoning is not changing for this piece, we are just approving the site layout.

Mr. Lake: This is where the greenhouses were, and Bynum winery was across the road.

Mr. Diehl: That is correct.

Mr. Antey: We are just looking at the site plan for approval since this is a Planned development.

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

Scott Tanner: I am the owners' representative. We just basically shifted the site over 15 feet to the East because the geo-tech report indicated rock.

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

Mr. Antey: Do you have anything else?

Mr. Tanner: We are in contact with the County Engineering Division and MoDOT since our stormwater will be draining onto State right of way.

Mr. Crawford: Is there grass in between the buildings?

Mr. Tanner: Yes. It will be seeded and sodded. We have a landscape plan as well.

Mr. Lake: Will this facility have living quarters?

Mr. Tanner: No. It will have an office and the facility will be gated.

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

*Discussion under advisement*

Mr. Lake moved to approve. Mr. Horn seconded.

Mr. Lake	Approve
Mr. Farrar	Approve
Me. 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

July 18, 2024

RE: RP-2024-681

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Respectfully submitted,

Jackson County Public Works  
Development Division  
Randy Diehl, Administrator



RP-2024-681

Property Owners Within 1000 feet

parcel	owner	address	city	state	zip
74-100-04-14-00-0-00-000	BURL GREGORY S & NICOLE F	13718 S SAM MOORE RD	LONE JACK	MO	64070
74-100-04-02-00-0-00-000	BYNUM ENTERPRISES LTD	13520 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
74-100-04-01-01-0-00-000	C C K LLC	1733 NE PARKWOOD DR	LEES SUMMIT	MO	64014
74-100-04-12-00-0-00-000	C C K LLC	1733 NE PARKWOOD DR	LEES SUMMIT	MO	64014
74-100-01-01-00-0-00-000	CHAMNESS ROBERT M TRUSTEE	1993 NW US 50 WEST	LONE JACK	MO	64070
74-100-01-10-00-0-00-000	D BOSWELL REALTY LLC	15922 S EVANS RD	PLEASANT HILL	MO	64080
74-100-04-05-01-0-00-000	HARRIS TODD W & ELLIE M	13717 S SAM MOORE RD	LONE JACK	MO	64070
74-100-04-17-00-0-00-000	LARIVIERE LUCINDA	9414 LESLIE AVE	KANSAS CITY	MO	64139
74-100-04-15-00-0-00-000	LIAMS JONATHAN	13708 S SAM MOORE RD	LONE JACK	MO	64070
74-100-01-09-00-0-00-000	PIPES BRIAN K	13408 S AL GOSSETT RD	LONE JACK	MO	64070
74-100-04-11-00-0-00-000	SCHNEPF MICHAEL J & BARBARA L TRUST	13703 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
74-100-01-08-01-2-00-000	TERRY JOHN W & LINDA D	13322 S AL GOSSETT RD	LONE JACK	MO	64070
74-100-04-13-00-0-00-000	GREESON CHARLES A & JACQUELINE R	39903 E BOSWELL RD	LONE JACK	MO	64070





## 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 3, 2024

RE: Public Hearing: RZ-2024-681  
Jacob Davis & Heather Schmidlein

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 Jacob Davis for a change of a Planned in District LI-p (Light Industrial-Planned) on 9.43 ± acres for a self-storage facility at 13513 S. Sam Moore 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 1000' of the subject property.

The public hearing on this matter will be held by the Plan Commission on Thursday, July 18, 2024 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,

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

Jackson County Public Works  
Development Division  
Randy Diehl, Administrator

**JACKSON COUNTY, MISSOURI  
PLANNED DEVELOPMENT ZONING APPLICATION**

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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. Provide Site Development Plan and supporting documentation as provided in UDC Section 24003.18 paragraph e (See Item 14).
6. A signed statement by applicant that applicant understands and agrees that rezoning granted under this section may be revoked should actual use of the property deviate materially if planned development is granted.
7. The filing fee (non-refundable) must accompany application.  
(Check payable to Manager of Finance)  
\$350.00 - Change of Zoning to Residential / Planned Development  
\$500.00 - Change of Zoning to Commercial or Industrial / Planned Development

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

Rezoning Case Number      RP- 2024-681  
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: Heather Schmidlein & Jacob Davis  
Address: PO Box 216, Mission, KS 66201  
Phone 913 231 6067
- b. Owner(s) Name: Jacqueline Ruth Greeson, Trustee, or successor Trustees, of the Greeson Trust dated August 24, 2023  
Address: \_\_\_\_\_

Boundary Map? No

If so, will any improvements be made to the property which will increase or decrease the elevation? N/A

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

- a. Water PWSD 15
- b. Sewage disposal N/A
- c. Electricity Evergy
- d. Fire and Police protection Lone Jack Fire District / Sheriff

12. Describe existing road width and condition: Paved

13. What effect will proposed development have on existing road and traffic conditions? Minimal, similar to prior use

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): N/A

15. **PLANNED ZONING APPLICATION SHALL INCLUDE SITE DEVELOPMENT PLAN:**  
An accurate, legible site plan, drawn to scale and containing the following information:

- a. the legal description of subject property;
- b. the limits, dimensions, and square footage/acreage of property and the development of property adjacent to the area within three hundred (300) feet;
- c. the topography in intervals no greater than ten (10) feet;
- d. general location and width of all proposed streets and public rights-of-way, such as pedestrian ways and easements.
- e. entrances and exits from streets or indication of the criteria for entrance and exit

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) B.A.D. \_\_\_\_\_ 06/04/2024 \_\_\_\_\_  
Applicant(s): \_\_\_\_\_  
Contract Purchaser(s): \_\_\_\_\_

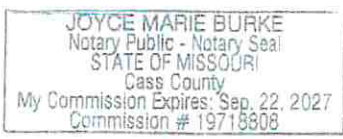
STATE OF Missouri  
COUNTY OF Cass

On this 4th day of June, in the year of 2024, before me  
the undersigned notary public, personally appeared B.A.D.

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 Joyce Marie Burke Commission Expires Sept. 22, 2027



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)

\_\_\_\_\_  
\_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_

Applicant(s):

JamN Dawn  
Heather Schmitz

6/5/24  
6/5/24

Contract Purchaser(s):

\_\_\_\_\_  
\_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_

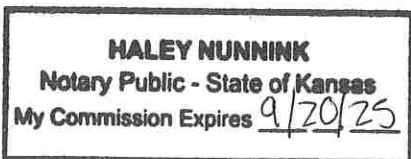
STATE OF Kansas  
COUNTY OF Johnson

On this 5<sup>th</sup> day of ~~May~~<sup>HN</sup> June, in the year of 2024, before me the undersigned notary public, personally appeared Heather Schmitz  
and Jacob Davis

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 9/20/2025







13410

S AL GOSSETT RD

50 E 50 HWY, WB

50 E 50 HWY, EB

13513

1

2

S SAM MOORE RD

13520

13604

13613

13616

Scale: 1:2,107

Jackson County, MO GIS Department





Rev.	Date	Description	By	App.



Prepared For:  
 JACOB DAVIS AND HEATHER SCHMIDTLEIN  
 PO BOX 216  
 MISSION, KS 66201  
 JACOBDAVIS21@GMAIL.COM  
 (913) 231-6067

**SITE PLAN REVIEW**  
**K&D STORAGE**  
**JACKSON COUNTY, MO**

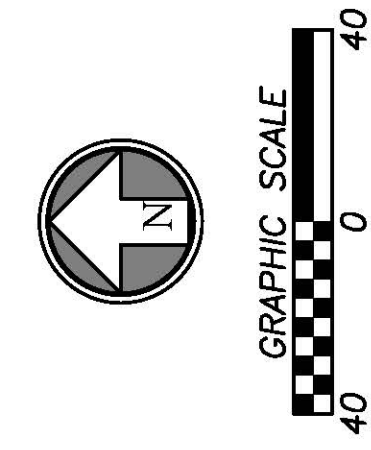
Design: JQ | Drawn: JQ  
 Checked: ST  
 Issue Date: 04/08/24  
 Project Number: 041110

**C1.0**



**SITE LEGEND**

[Hatched Box]	PROPOSED BUILDING
[Dotted Box]	MEDIUM DUTY ASPHALT PAVEMENT
[Stippled Box]	CONCRETE SIDEWALK
[Horizontal Lines]	PARKING STALL COUNT
[Dashed Line]	STANDARD CURB & GUTTER
[Gravel Pattern]	GRAVEL SURFACE



- 000 DETAILS**
- SEE CONSTRUCTION DETAILS - SHEETS CS-0-5.2
- 002 CONCRETE CURB & GUTTER; RE. LEGEND FOR TYPE
  - 006 MEDIUM DUTY ASPHALT PAVEMENT
  - 014 CONCRETE SIDEWALK
  - 019 SIDEWALK RAMP (PRIVATE)
  - 021 (ADA) HANDICAP PARKING STRIPING
  - 022 (ADA) HANDICAP PARKING SIGNAGE

- 001 CONSTRUCTION NOTES**
- 01 LEAD FREE WATER-BORNE EMULSION BASED TRAFFIC PAINT FOR PARKING LOT STRIPING (WHITE ON ASPHALT & YELLOW ON CONCRETE).
  - 02 PROPOSED CHAIN LINK FENCE.
  - 03 PROPOSED 20' FENCE GATE.
  - 04 PROPOSED 3' PEDESTRIAN GATE.
  - 05 ENTRANCE GATE ROLLARD.
  - 06 APWA STANDARD DETAILS (D-1 & D-2)
  - 07 WASH BAY

US HWY 50

PVC

SOUTH SAM MOORE ROAD

DETENTION AREA

PROPOSED STORAGE BUILDING

PROPOSED STORAGE BUILDING

PROPOSED STORAGE BUILDING

PROPOSED STORAGE BUILDING

PROPOSED STORAGE BUILDING

PROPOSED STORAGE BUILDING

OFFICE

PROPOSED TWO-STORY STORAGE BUILDING

PROPOSED STORAGE BUILDING

PROPOSED STORAGE BUILDING

PROPOSED STORAGE BUILDING

PROPOSED STORAGE BUILDING