

Request for Legislative Action

Ord. #5678

Date: October 10, 2022

Completed by County Counselor's Office

Action Requested:	Ordinance	Res.Ord No.:	5678
Sponsor(s):		Legislature Meeting Date:	10/10/2022

Introduction

Action Items: ['Authorize']**Project/Title:**

RZ- 2022-640 - Mark & Brooke Krekeler

Request Summary

Requesting 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 the 32700 block of Colbern Road.

Staff recommends approval because the change in zoning is consistent with the intent and purpose of the County Plan and complies with the Unified Development Code requirements.

The Jackson County Plan Commission held a public hearing on September 22, 2022, and accepted testimony pertaining to the rezoning request.

The Plan Commission voted 7 to 0 to recommend APPROVAL to the County Legislature.

Contact Information

Department:	Public Works	Submitted Date:	10/3/2022
Name:	Randy D. Diehl	Email:	RDiehl@jacksongov.org
Title:	Development Division Administrator	Phone:	816-881-4577

Budget Information

Amount authorized by this legislation this fiscal year:			\$ 0
Amount previously authorized this fiscal year:			\$ 0
Total amount authorized after this legislative action:			\$
Is it transferring fund?			No
Single Source Funding:			
Fund:	Department:	Line Item Account:	Amount:
			!Unexpected End of Formula

Request for Legislative Action

Prior Legislation	
Prior Ordinances	
Ordinance:	Ordinance date:
Prior Resolution	
Resolution:	Resolution date:

Purchasing	
Does this RLA include the purchase or lease of supplies, materials, equipment or services?	No
Chapter 10 Justification:	
Core 4 Tax Clearance Completed:	
Certificate of Foreign Corporation Received:	
Have all required attachments been included in this RLA?	

Compliance	
Certificate of Compliance	
Not Applicable	
Minority, Women and Veteran Owned Business Program	
Goals Not Applicable for following reason: Not spending money	
MBE:	.00%
WBE:	.00%
VBE:	.00%
Prevailing Wage	
Not Applicable	

Fiscal Information
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Request for Legislative Action

History

Submitted by Public Works requestor: Randy D. Diehl on 10/3/2022. Comments:

Approved by Department Approver Kristina J. Miller on 10/4/2022 10:08:48 AM. Comments:

Not applicable by Purchasing Office Approver Barbara J. Casamento on 10/4/2022 11:12:14 AM. Comments:

Approved by Compliance Office Approver Katie M. Bartle on 10/4/2022 11:35:36 AM. Comments:

Not applicable by Budget Office Approver David B. Moyer on 10/4/2022 11:41:23 AM. Comments:

Approved by Executive Office Approver Sylvya Stevenson on 10/4/2022 2:10:48 PM. Comments:

Approved by Counselor's Office Approver Elizabeth Freeland on 10/4/2022 4:45:19 PM. Comments:

RZ-2022-640

ATTACHMENT 1: PROPERTY DESCRIPTION

Description:

Part of the East 24 Acres of the West 60 Acres of the South Half of the Southwest Quarter of Section 26, Township 26, Range 30, more particularly described as follows: Commencing at the Southwest Corner of the East 24 Acres of the West 60 Acres of the South Half of the Southwest Quarter of Section 26, Township 26, Range 30; thence North 01 degrees 49 minutes 55 seconds East, 743.47 feet to the Point of Beginning; thence continuing North 01 degrees 49 minutes 55 seconds East, 537.33 feet to a Point on the side line of Colbern Road; thence along the south line of said road, South 87 degrees 48 minutes 59 seconds East, 466.02 feet; thence S 02 degrees 14 minutes 55 seconds West, 401.36 feet; thence South 75 degrees 47 minutes 37 seconds West, 481.84 to the Point of Beginning.

RZ-2022-640

ATTACHMENT 2: ZONING SUPPORT DOCUMENTATION

Attachments

Plan Commission Public Hearing Summary from September 22, 2022

Staff Report

Agenda Location Map

Zoning map of surrounding area

Names/Addresses of Surrounding Property Owners

Copy of letter to said property owners

Application

Aerial of location

Preliminary Plat

Randy Diehl gave the staff report:

RE: RZ-2022-640

Applicant: Mark & Brooke Krekeler

Location: 32700 Block of Colbern Road

Area: 5.00 ± acres

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

Purpose: Applicant is requesting the change in zoning to create a single-family residential lot.

Current Land Use and Zoning in the Area:

The zoning in the area is predominately Agricultural. Development around the subject property was developed prior to the adoption of the Unified Development Code in 1995. There are some developments rezoned to District RR to the east of the subject property.

Land use is single family residences.

The applicant is wishing to separate the 5.00 acres from the 23.00 acres. The remaining acreage contains a principle and accessory dwelling. It will remain within District AG.

The subdivision plat 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-2022-640.

Respectfully submitted,

Jackson County Public Works
Development Division
Randy Diehl, Administrator

Mr. Antey: Are there any questions for Randy?

Mr. Lake: Is this in the area where the RV park was wanting to go in?

Mr. Diehl: Yes, this is about a half mile to the East of that location.

Mr. Antey: Is the applicant here?

Lee Ann Snodgrass, 32907 E Colbern Road. I am the owner of the entire 24 acres. This was my parents land and, in their will, they gave Brooke and Mark five acres of land.

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. Tarpley moved to take under advisement. Mr. Lake seconded.

Discussion under advisement

Mr. Lake moved to approve. Mr. Tarpley seconded.

Mr. Tarpley	Approve
Mr. Johnson	Approve
Mr. Hilliard	Approve
Ms. Ryerkerk	Approve
Mr. Farrar	Approve
Mr. Lake	Approve
Chairman Antey	Approve

Motion Carried 7 – 0

STAFF REPORT

PLAN COMMISSION

September 22, 2022

RE: RZ-2022-640

Applicant: Mark & Brooke Krekeler

Location: 32700 Block of Colbern Road

Area: 5.00 ± acres

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Recommendation:

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Staff recommends APPROVAL of RZ-2022-640.

Respectfully submitted,

Jackson County Public Works
Development Division
Randy Diehl, Administrator

Jackson County Plan Commission
September 22, 2022
Agenda Location Map

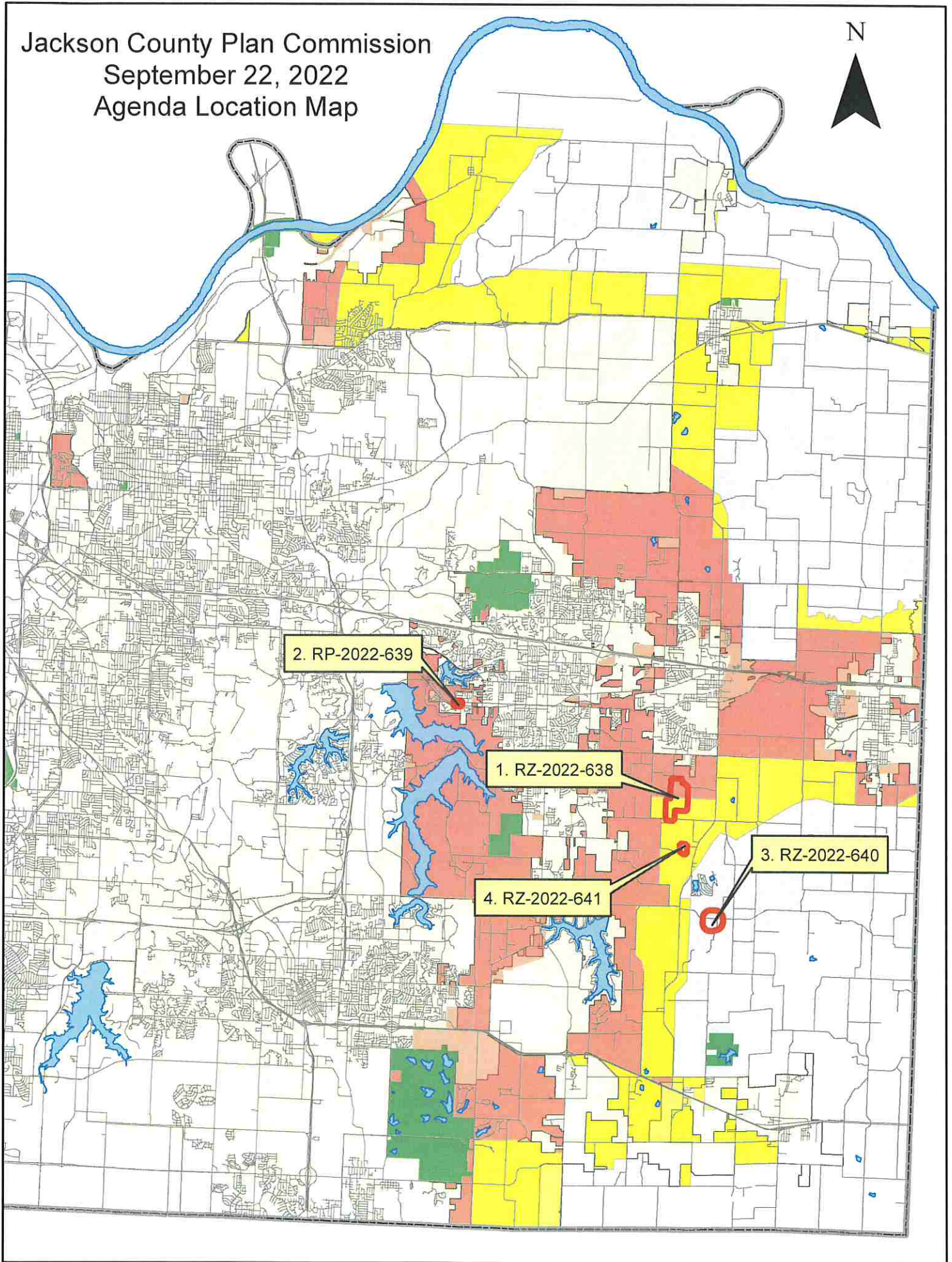


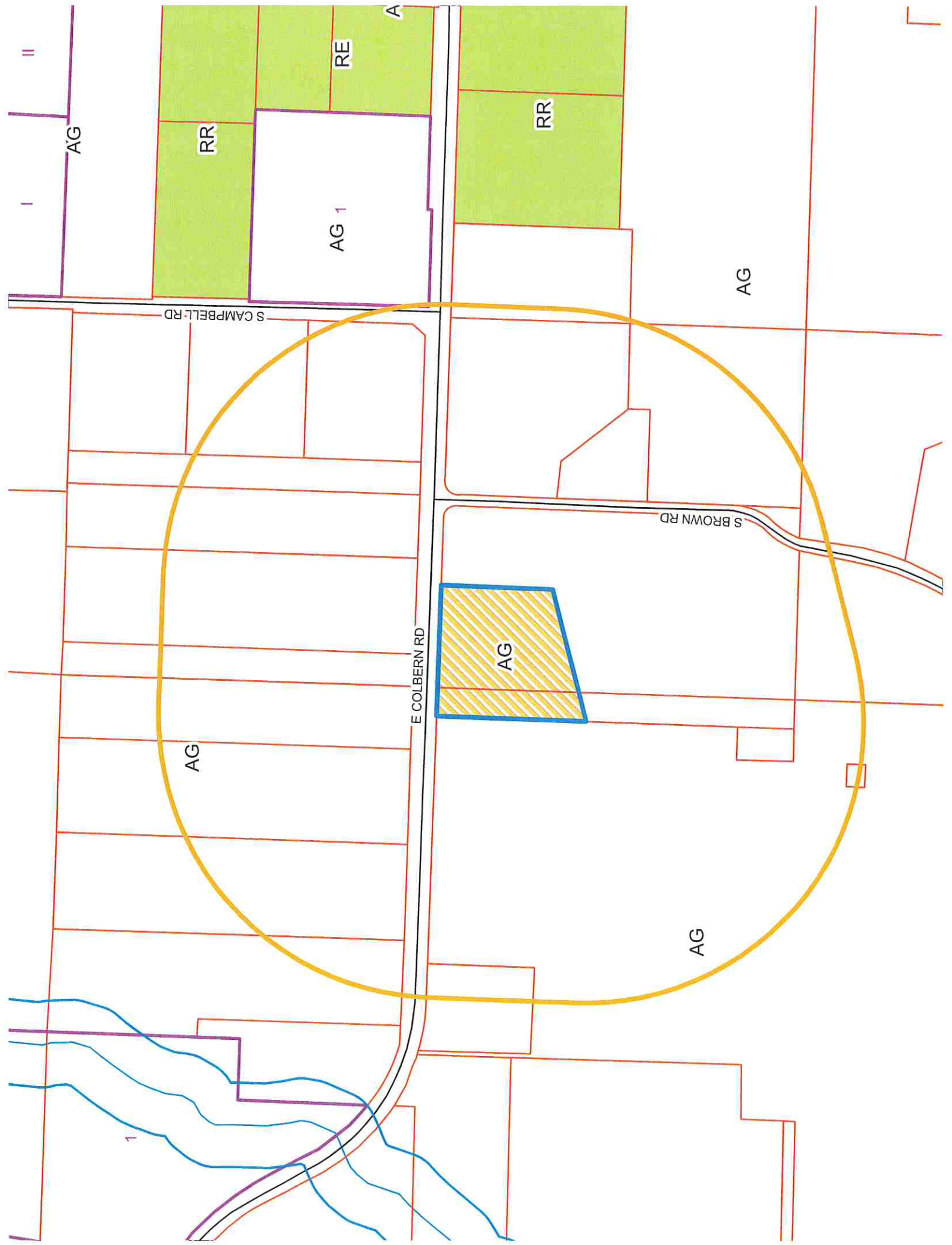
2. RP-2022-639

1. RZ-2022-638

4. RZ-2022-641

3. RZ-2022-640





Plan Commission September 22, 2022

RZ-2022-640

Property Owners Within 1000 feet

Parcel	owner	address	city	state	zip
55-500-03-15-01-0-00-000	CHOPLIN FAMILY TRUST	PO BOX 2954	GRAIN VALLEY	MO	64029
55-800-02-03-00-0-00-000	CHOPLIN FAMILY TRUST	PO BOX 2954	GRAIN VALLEY	MO	64029
55-500-03-27-00-0-00-000	MCBRIDE STEPHEN E & TERESA A	PO BOX 265	BLUE SPRINGS	MO	64013
55-500-03-25-00-0-00-000	MCBRIDE STEPHEN E & TERESA A	PO BOX 265	BLUE SPRINGS	MO	64013
55-500-03-24-00-0-00-000	MCBRIDE STEPHEN E & TERESA A	PO BOX 265	BLUE SPRINGS	MO	64013
55-500-03-26-00-0-00-000	MCBRIDE STEPHEN E & TERESA A	PO BOX 265	BLUE SPRINGS	MO	64013
55-500-03-23-00-0-00-000	MCBRIDE STEPHEN E & TERESA A	PO BOX 265	BLUE SPRINGS	MO	64013
55-500-03-03-00-0-00-000	STRANGE RONALD K & LINDA S	32409 E COLBERN RD	OAK GROVE	MO	64075
55-500-03-10-01-2-00-000	DAVIS PRESTON & LORI	9807 S BROWN RD	OAK GROVE	MO	64075
55-500-03-10-02-0-00-000	DAVIS PRESTON L & LORI A	9807 S BROWN ST	OAK GROVE	MO	64075
55-500-04-05-01-2-00-000	SMITH GARY & RENEE	PO BOX 594	LEES SUMMIT	MO	64063
55-500-04-23-00-0-00-000	WADDELL DENNIS L & DEENA A	9611 S CAMPBELL RD	OAK GROVE	MO	64075
55-500-03-22-00-0-00-000	KROENKE MARK A & LAURIE L	32712 COLBERN RD	OAK GROVE	MO	64075
55-500-03-21-00-0-00-000	KROENKE MARK A & LAURIE L	32712 COLBERN RD	OAK GROVE	MO	64075
55-500-03-20-00-0-00-000	SPRAGUE GARY A & TERESA R	32612 E COLBERN RD	OAK GROVE	MO	64075
55-500-04-05-02-0-00-000	JENSEN DANNY L	9820 S CORN RD	LONE JACK	MO	64070
55-500-03-19-00-0-00-000	KIMBROUGH KEVIN & DENISE	32600 E COLBERN RD	OAK GROVE	MO	64075
55-800-02-06-00-0-00-000	PERDUE CEMETERY				
55-500-03-18-00-0-00-000	GOODFELLOW MATTHEW & BREANNA	32408 E COLBERN RD	OAK GROVE	MO	64075
55-500-03-10-01-1-00-000	TDO PROPERTY ENTERPRISES LLC	1250 NE SLOAN ST	LEES SUMMIT	MO	64086
55-800-02-18-00-0-00-000	COULTER MICHAEL K & LEASA R	9911 S BROWN RD	OAK GROVE	MO	64075
55-500-03-09-00-0-00-000	SNODGRASS LEE ANN	32907 E COLBERN RD	OAK GROVE	MO	64075
55-500-03-15-02-0-00-000	SNODGRASS LEE ANN	32907 E COLBERN RD	OAK GROVE	MO	64075
55-500-03-12-00-0-00-000	SNODGRASS LEE ANN	32907 E COLBERN RD	OAK GROVE	MO	64075
55-500-03-13-00-0-00-000	SNODGRASS LEE ANN	32907 E COLBERN RD	OAK GROVE	MO	64075



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

September 7, 2022

RE: Public Hearing: RZ-2022-640
Lee Ann Snodgrass & Mark & Brooke Krekeler

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 Lee Ann Snodgrass & Mark & Brooke Krekeler 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 the 32700 block of Colbern 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, September 22, 2022, 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,

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- 2022 - 640

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: Mark Krekeler & Brooke Krekeler
Address: 323 SW Gladstone Dr.
Blue Springs MO 64014
Phone: 816-213-7907 / 816-518-7693
 - b. Owner(s) Name: Lee Ann Snodgrass
Address: 32706 E. Colburn Rd Oak Grove, MO 64085
Phone: 816-517-0506
 - c. Agent(s) Name: ANDERSON SURVEY COMPANY - BOB ANDERSON

Address: 1270 NE DELTA SCHOOL ROAD, LEE'S SUMMIT, MO 64064

Phone: (816) 246-5050

d. Applicant's interest in Property: Residence

2. General location (Road Name) Colburn Road

3. Present Zoning AG Requested Zoning RR

4. AREA (sq. ft. / acres) 23 ACRES

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

SEE ATTACHED

6. Present Use of Property: Agricultural Residence

7. Proposed Use of Property: Residence

8. Proposed Time Schedule for Development: 2023 - 2024

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

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

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

a. Water District 13

b. Sewage disposal septic

c. Electricity EVERGY

d. Fire and Police protection Frank Township SE Jackson County

12. Describe existing road width and condition: paved county route

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? N/A

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

Property Owner(s)

Lee Ann Snodgrass

Date

7/28/2022

Applicant(s):

Brooke Krekeler

7/28/2022

7/28/2022

Contract Purchaser(s):

STATE OF

Missouri

COUNTY OF

Jackson

On this 28th day of July, in the year of 2022, before me the undersigned notary public, personally appeared Lee Ann Snodgrass, Mark Krekeler, Brooke Krekeler 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

Brenda Mattoon

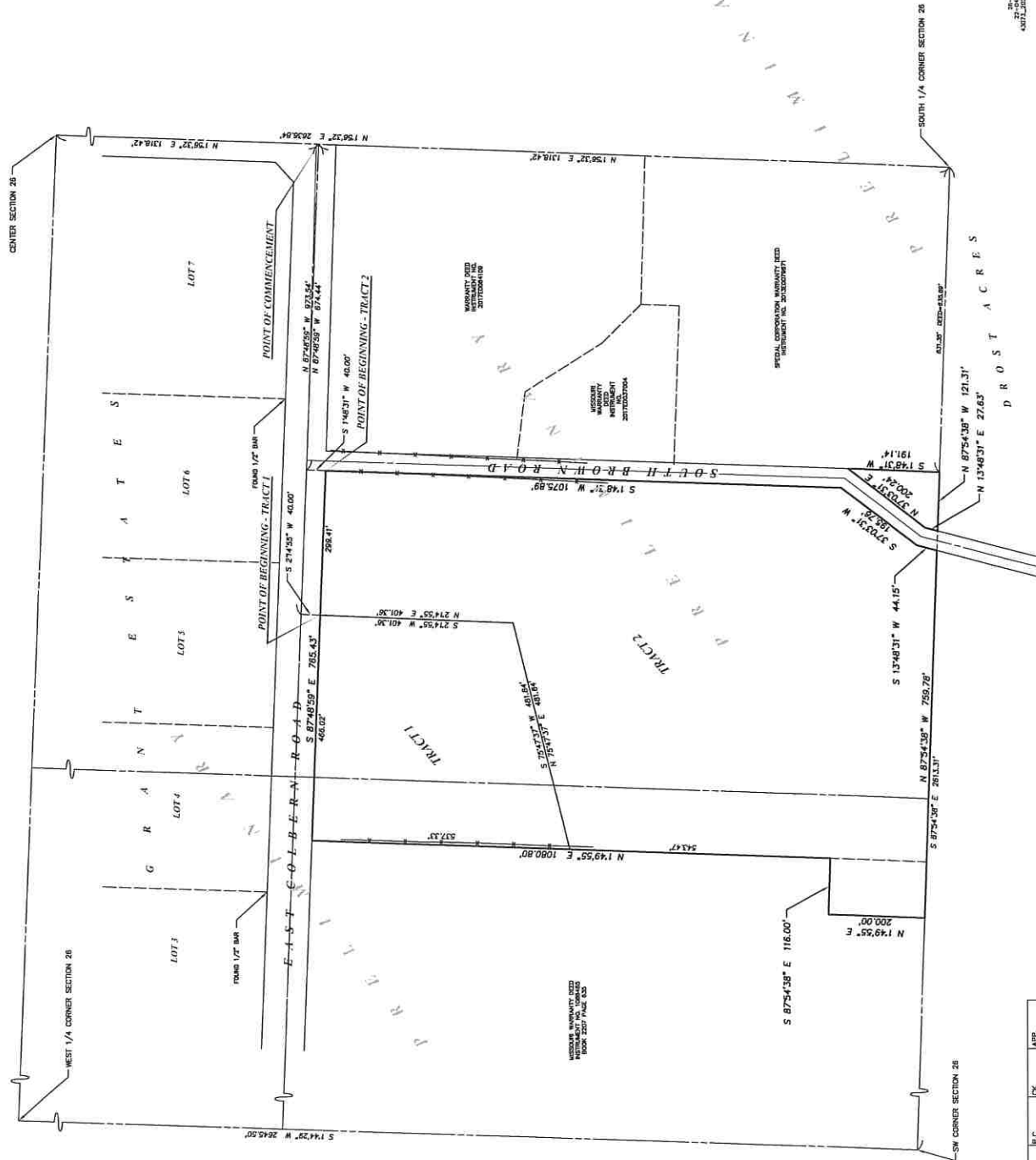
Commission Expires

02/13/2024



BRENDA MATTOON
My Commission Expires
February 13, 2024
Jackson County
Commission #11477449





SCALE 1 INCH = 100 FEET

100 50 0 100 200 300

DATE	BY	<p>PLAT OF SURVEY</p> <p>THIS IS A SURVEY OF THE LAND DESCRIBED IN THE FOREGOING, AND THE SAME IS SUBMITTED TO THE STANDARDS BOARD FOR ARCHITECTS, PROFESSIONAL ENGINEERS, PROFESSIONAL LAND SURVEYORS AND PROFESSIONAL SURVEYORS FOR REVIEW AND AS ESTABLISHED BY THE STANDARDS BOARD FOR ARCHITECTS, PROFESSIONAL ENGINEERS, PROFESSIONAL LAND SURVEYORS AND PROFESSIONAL SURVEYORS, AND SETS ON RECORD THE PLATMENT.</p> <p>DATE: APRIL 27, 2022</p> <p>FOR: MARK KREIERER ROAD OAK GROVE, MISSOURI 64075</p>
		<p>PROJECT LOCATION: JACKSON COUNTY MISSOURI</p>
		<p>ANDERSON SURVEY COMPANY 1270 NE DELTA SCHOOL ROAD LEES SUMMIT, MISSOURI 64064</p>