

RZ-2024-683

ATTACHMENT 1: PROPERTY DESCRIPTION

Description:

Lots 1 & 2, Major Meadows, a subdivision in Jackson County, Missouri

RZ-2024-683

ATTACHMENT 2: ZONING SUPPORT DOCUMENTATION

Attachments

Plan Commission Public Hearing Summary from September 19, 2024

Staff Report

Zoning map of surrounding area

Names and addresses of surrounding property owners

Letter to surrounding property owners

Application

Aerial of location

Copy of plat

Randy Diehl gave the staff report:

RE: RZ-2024-683

Applicant: Lisa Anderson

Location: 32608 E. Major Road

Area: 10.05 ± acres

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

Purpose: The purpose is to back zone the property to Agricultural zoning and subsequently vacate the plat of Major Meadows.

Current Land Use and Zoning in the Area:

Zoning in the area is Agricultural and Residential.

The property was rezoned to District RE by Ordinance 5816, December 6, 2023, and platted into a two lot subdivision, Major Meadows.

The applicant wished to vacate the two platted lots and revert the zoning back to District AG (Agricultural) to create a 10.00-acres tract.

County Plan:

The County Plan Development Diagram illustrates this area within the Suburban Development Tier (SDT).

Recommendation:

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

Staff recommends APPROVAL of RZ-2024-683.

Respectfully submitted,

Jackson County Public Works
Development Division
Randy Diehl, Administrator

Mr. Antey: Are there any questions for Randy?

There were none.

Mr. Antey: Is the applicant here?

Lisa Anderson: 7712 S. Buckner Tarsney Road, Grain valley

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

No, I don't.

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. Monaco moved to take under advisement. Mr. Horn seconded.

Discussion under advisement

Note: A fire drill was conducted at this point during the meeting. (9:00 a.m.)

Meeting resumed at 9:13 a.m.

Mr. Crawford 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. Ryerkker	Approve
Chairman Antey	Approve

Motion Carried 8 – 0

STAFF REPORT

PLAN COMMISSION

September 19, 2024

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Jackson County Public Works
Development Division
Randy Diehl, Administrator



RZ-2024-683 & LA-2024-044

Property Owners Within 300 feet

parcel	owner	address	city	state	zip
40-800-03-16-01-2-00-000	CROSS JOHN ERIC & DEANNA	7914 S CORN RD	OAK GROVE	MO	64075
40-800-02-35-00-0-00-000	SIMS CAROL J & MATTHEW	32406 E MAJOR RD	GRAIN VALLEY	MO	64029
40-800-02-32-00-0-00-000	BROWN MICHAEL J & PATRICIA A	2325 GOYA DR	NOKOMIS	FL	34275
40-800-03-23-00-0-00-000	SHIFLETT TALLON	32409 E MAJOR RD	GRAIN VALLEY	MO	64029
40-800-02-33-01-0-00-000	NIEMEYER SCOTT	32500 E MAJOR RD	GRAIN VALLEY	MO	64029
40-800-02-18-00-0-00-000	RICHARD ROBERT D & JUDITH K-TR	7808 OAK HILL SCHOOL RD	OAK GROVE	MO	64075
40-800-03-27-00-0-00-000	CROSS JOHN ERIC & DEANNA	7914 S CORN RD	OAK GROVE	MO	64075
40-800-02-38-00-0-00-000	ANDERSON LISA	7712 S BUCKNER TARSNEY RD	GRAIN VALLEY	MO	64029
40-800-02-39-00-0-00-000	ANDERSON LISA	7712 S BUCKNER TARSNEY RD	GRAIN VALLEY	MO	64029
40-800-02-36-00-0-00-000	GRAHAM JASON T	7712 S BUCKNER TARSNEY RD	GRAIN VALLEY	MO	64029
40-800-02-37-00-0-00-000	GRAHAM JASON T	7712 S BUCKNER TARSNEY RD	GRAIN VALLEY	MO	64029



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 4, 2024

RE: Public Hearing: RZ-2024-683 & LA-2024-044
Lisa Anderson

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 Lisa Anderson for a change of zoning from District RE (Residential Estates) on 10.05 ± acres to District AG (Agricultural), and to vacate Lots 1 & 2, Major Meadows. The purpose is to back zone the property to Agricultural and vacate the platted lots at 32608 E. Major 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 300' of the subject property.

The public hearing on this matter will be held by the Plan Commission on Thursday, September 19, 2024, 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 *To Ag - \$350 per Randy*
\$500.00 – Change of Zoning to Commercial or Industrial

TO BE COMPLETED BY OFFICE PERSONNEL ONLY:

Rezoning Case Number RZ- 2024- 683

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: Lisa Anderson
- Address: 7712 S. Buckner Tarsney Rd
- Grain Valley, mo 64029
- Phone: 816-645-5777
- b. Owner(s) Name: Lisa Anderson
- Address: 7712 S. Buckner Tarsney Rd
- Phone: Grain Valley, mo 64029
- c. Agent(s) Name: _____

Address: _____

Phone: _____

- d. Applicant's interest in Property: Owner
2. General location (Road Name) 32608 E. Major Rd, Grain Valley, MO 64029 + tract adj. on west
3. Present Zoning Res + Ag Requested Zoning Ag
4. AREA (sq. ft. / acres) 10.5 Acres
5. Legal Description of Property: (Write Below or Attached 9)
Lots 1 + 2, major meadows - to be vacated
6. Present Use of Property: Just vacant land
7. Proposed Use of Property: vacant land + to place a billboard on small area near intersection
8. Proposed Time Schedule for Development: ASAP
9. What effect will your proposed development have on the surrounding properties?
None. We own adjoining piece.
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? _____
11. Describe the source/method which provides the following services, and what effect the development will have on same:
- a. Water All utilities still available on land
- b. Sewage disposal _____
- c. Electricity _____
- d. Fire and Police protection _____
12. Describe existing road width and condition: Public state highway +

County Bd - unaffected

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):

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)

Lisa Anderson

7-16-24

Applicant(s):

Lisa Anderson

7-16-24

Contract Purchaser(s):

STATE OF Missouri

COUNTY OF Jackson

On this 16th day of July, in the year of 2024, before me the undersigned notary public, personally appeared Lisa Anderson

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.

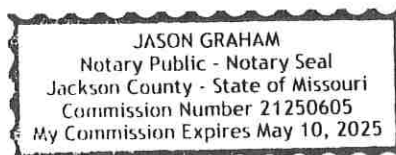
In witness whereof, I hereunto set my hand and official seal.

Notary Public

[Signature]

Commission Expires

5/10/25





S BUCKNER TARSNEY RD

BUCKNER TARSNEY RD

E NEEGEN RD

2

E MAJOR RD

E MAJOR RD

1

2

Scale: 1:1,250

Jackson County, MO GIS Department

