

REQUEST FOR LEGISLATIVE ACTION

Version 6/10/19

Completed by County Counselor's Office:

Res/Ord No.: 5344

Sponsor(s): N/A

Date: June 1, 2020

SUBJECT	Action Requested <input type="checkbox"/> Resolution <input checked="" type="checkbox"/> Ordinance Project/Title: <u>Edward & Lesa L Seibold - RZ-2020-582</u>										
BUDGET INFORMATION <i>To be completed By Requesting Department and Finance</i>	<table border="1"> <tr> <td>Amount authorized by this legislation this fiscal year:</td> <td style="text-align: right;">\$</td> </tr> <tr> <td>Amount previously authorized this fiscal year:</td> <td></td> </tr> <tr> <td>Total amount authorized after this legislative action:</td> <td style="text-align: right;">\$</td> </tr> <tr> <td>Amount budgeted for this item * (including transfers):</td> <td style="text-align: right;">\$</td> </tr> <tr> <td>Source of funding (name of fund) and account code number:</td> <td style="text-align: right;">\$</td> </tr> </table> <p>* If account includes additional funds for other expenses, total budgeted in the account is: \$</p> OTHER FINANCIAL INFORMATION: <input checked="" type="checkbox"/> No budget impact (no fiscal note required) <input type="checkbox"/> Term and Supply Contract (funds approved in the annual budget); estimated value and use of contract: Department: _____ Estimated Use: _____ Prior Year Budget (if applicable): _____ Prior Year Actual Amount Spent (if applicable): _____	Amount authorized by this legislation this fiscal year:	\$	Amount previously authorized this fiscal year:		Total amount authorized after this legislative action:	\$	Amount budgeted for this item * (including transfers):	\$	Source of funding (name of fund) and account code number:	\$
Amount authorized by this legislation this fiscal year:	\$										
Amount previously authorized this fiscal year:											
Total amount authorized after this legislative action:	\$										
Amount budgeted for this item * (including transfers):	\$										
Source of funding (name of fund) and account code number:	\$										
PRIOR LEGISLATION	Prior ordinances and (date): _____ Prior resolutions and (date): _____										
CONTACT INFORMATION	RLA drafted by: Randy Diehl, Administrator, Development Division, 881-4577										
REQUEST SUMMARY	Requesting a change of zoning from District AG (Agricultural) on a 10.00 ± acre tract to District RR (Residential Ranchette). The purpose is to create 2 residential lots in Section 16, Township 47, Range 30, at 29908 E Lone Jack-Lee's Summit Road (Old 50 Highway), Jackson County, Missouri, and specifically described on Attachment to RLA-1. 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 May 21, 2020 and accepted testimony pertaining to the rezoning request. The Plan Commission voted 6 to 0 to recommend APPROVAL to the County Legislature.										
CLEARANCE	<input type="checkbox"/> Tax Clearance Completed (Purchasing & Department) <input type="checkbox"/> Business License Verified (Purchasing & Department) <input type="checkbox"/> Chapter 6 Compliance - Affirmative Action/Prevailing Wage (County Auditor's Office)										
COMPLIANCE	<input type="checkbox"/> MBE Goals <input type="checkbox"/> WBE Goals <input type="checkbox"/> VBE Goals										
ATTACHMENTS	See Attachment to RLA-2										
REVIEW	<table border="1"> <tr> <td>Department Director: Brian D. Gaddie, P.E. Director of Public Works</td> <td>Date: 5-22-20</td> </tr> <tr> <td>Finance (Budget Approval): N/A</td> <td>Date:</td> </tr> <tr> <td>Division Manager: <i>Tracy M. Schulte</i></td> <td>Date: 5-26-2020</td> </tr> <tr> <td>County Counselor's Office: <i>Bryan Cunniff</i></td> <td>Date: 5/27/20</td> </tr> </table>	Department Director: Brian D. Gaddie, P.E. Director of Public Works	Date: 5-22-20	Finance (Budget Approval): N/A	Date:	Division Manager: <i>Tracy M. Schulte</i>	Date: 5-26-2020	County Counselor's Office: <i>Bryan Cunniff</i>	Date: 5/27/20		
Department Director: Brian D. Gaddie, P.E. Director of Public Works	Date: 5-22-20										
Finance (Budget Approval): N/A	Date:										
Division Manager: <i>Tracy M. Schulte</i>	Date: 5-26-2020										
County Counselor's Office: <i>Bryan Cunniff</i>	Date: 5/27/20										

Fiscal Information (to be verified by Budget Office in Finance Department)

- This expenditure was included in the annual budget.
- Funds for this were encumbered from the _____ Fund in _____.
- There is a balance otherwise unencumbered to the credit of the appropriation to which the expenditure is chargeable and there is a cash balance otherwise unencumbered in the treasury to the credit of the fund from which payment is to be made each sufficient to provide for the obligation herein authorized.
- Funds sufficient for this expenditure will be/were appropriated by Ordinance # _____
- Funds sufficient for this appropriation are available from the source indicated below.

Account Number:	Account Title:	Amount Not to Exceed:

- This award is made on a need basis and does not obligate Jackson County to pay any specific amount. The availability of funds for specific purchases will, of necessity, be determined as each using agency places its order.
- This legislative action does not impact the County financially and does not require Finance/Budget approval.

ATTACHMENT TO RLA-

Attachments

Plan Commission Public Hearing Summary from May 21, 2019

Location Map

Staff Report

Affidavit of Publication in Independence Examiner

Names/Addresses of Surrounding Property Owners

Copy of letter to said property owners

Map showing current zoning district in area

County Code Chapter 240 – Unified Development Code

County Master Plan – “Strategy for the Future”

Application

Pictures of Property

Preliminary Plat

STAFF REPORT

PLAN COMMISSION
May 21, 2020

RE: RZ-2020-582

- Applicant:** Edward & Lesa Seibold
- Location:** 29908 E Lone Jack Lee's Summit Road (Old 50 Highway)
- Area:** 10.00 ± acres
- Request:** Change of zoning from District AG (Agricultural) and District LB (Local Business) to District RR (Residential Ranchette)
- Purpose:** Applicant is requesting the change in zoning to create two single family residential lots.

Current Land Use and Zoning in the Area:

The zoning in the area is both agricultural and residential with single family homes. Country Summit Estates, containing 11 lots, is across the road. This development is within District RR (Residential Ranchette). To the north across 50 Highway is Eagle Crest Estates within District RE (Residential Estates). The Cockrell Mercantile Store is at the southeast corner of R F Gammon and Old 50 Highway. This is within District LB (Local Business). Then the County was zoned in 1943, the four corners at the intersection was zoned commercial. A 200 foot square of the applicant's southeast corner is within this zoning.

Lot 1 will contain the existing residence and Lot 2 will be for a future residence.

County Plan:

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

The Suburban Development Tier (SDT). RR is appropriate for the Suburban Development Tier.

Recommendation:

Staff recommends APPROVAL of RZ-2020-582

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?

Edward Siebold: 29908 E Lone Jack Road

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

Mr. Seibold: No, nothing really

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. Hilliard seconded.

Discussion under advisement

RZ-2019-582 Mr. Tarpley moved to approve. Mr. Hilliard seconded.

Mr. Tarpley-Approve Ms. Querry-Approve
Mr. Haley-Approve Mr. Hilliard-Approve
Ms. Mershon-Approve Chairman Antey-Approve

Motion Carried 6 – 0

STAFF REPORT

PLAN COMMISSION

May 21, 2020

RE: RZ-2020-582

Applicant: Edward & Lesa Seibold

Location: 29908 E Lone Jack Lee's Summit Road (Old 50 Highway)

Area: 10.00 ± acres

Request: Change of zoning from District AG (Agricultural) and District LB (Local Business) to District RR (Residential Ranchette)

Purpose: Applicant is requesting the change in zoning to create two single family residential lots.

Current Land Use and Zoning in the Area:

The zoning in the area is both agricultural and residential with single family homes. Country Summit Estates, containing 11 lots, is across the road. This development is within District RR (Residential Ranchette). To the north across 50 Highway is Eagle Crest Estates within District RE (Residential Estates). The Cockrell Mercantile Store is at the southeast corner of R F Gammon and Old 50 Highway. This is within District LB (Local Business). Then the County was zoned in 1943, the four corners at the intersection was zoned commercial. A 200 foot square of the applicant's southeast corner is within this zoning.

Lot 1 will contain the existing residence and Lot 2 will be for a future residence.

County Plan:

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

The Suburban Development Tier (SDT). RR is appropriate for the Suburban Development Tier.

Recommendation:

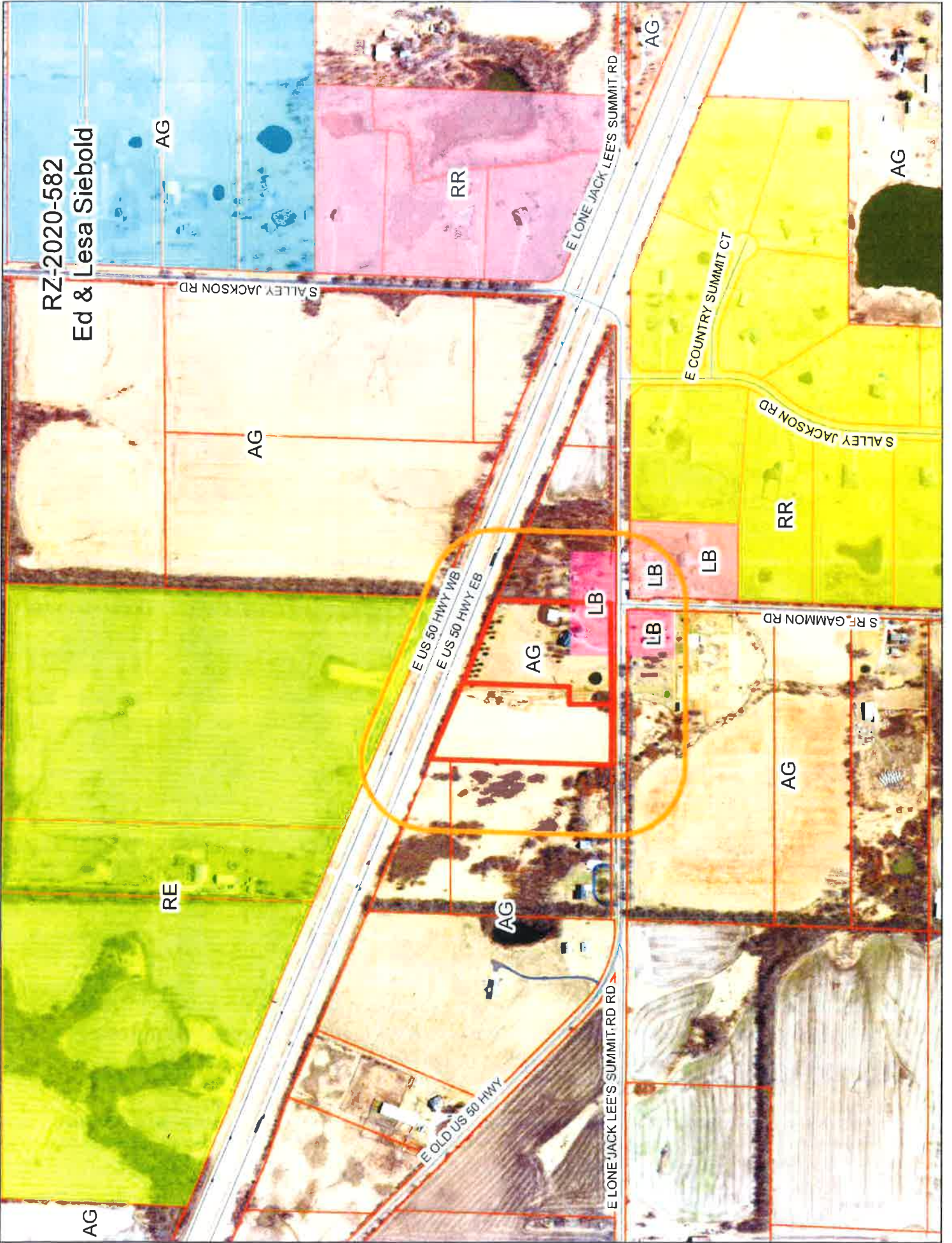
Staff recommends APPROVAL of RZ-2020-582

Respectfully submitted,

Jackson County Public Works
Development Division
Randy Diehl, Administrator

RZ-2020-582

Ed & Lesa Siebold



Plan Commission May 21, 2020

RZ-2020-582

Property Owners Within 300 feet

Name	Name	Address	City	State	Zip
59-700-01-07-00-0-00-000	CUNNINGHAM ASHLEY M & MILTON D JR	30002 E LONE JACK	LEE'S SUMMIT	MO	64086
59-700-01-16-00-0-00-000	WILMOT TAYLOR TR & MERCANTILE BANK OF KS	5901 COLLEGE BLVD STE 100	OVERLAND PARK	KS	66211
59-700-03-02-00-0-00-000	SLAVENS RICHARD L & PATRICIA A-TRUSTEES	12704 GAMMON RD	LEE'S SUMMIT	MO	64086
59-700-02-04-02-1-00-000	PEERY DARIN LYNN	29606 OLD 50 HWY	LEE'S SUMMIT	MO	64086
59-700-02-04-02-2-00-000	PEERY DARIN L	29606 OLD 50 HWY	LEE'S SUMMIT	MO	64086
59-700-02-01-01-0-00-000	LASCUOLA SALVATORE	430 NE LANDINGS DR	LEE'S SUMMIT	MO	64064
59-700-04-12-00-0-00-000	CB GLAZE ENTERPRISES LLC	29606 OLD 50 HWY	LEE'S SUMMIT	MO	64086
59-700-02-04-01-0-00-000	SEIBOLD EDWARD II & LESA LOUISE	29908 E OLD HIGHWAY 50	LEE'S SUMMIT	MO	64086



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

May 6, 2020

RE: Public Hearing: RZ-2020-582
Edward & Lesa L Siebold

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 Edward & Lesa L Siebold for a change of zoning from District AG (Agricultural) on a 10.00 ± acre tract to District RR (Residential Ranchette). The purpose is to create 2 residential lots in Section 16, Township 47, Range 30, at 29908 E Old 50 Highway, Jackson County, Missouri.

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, May 21, 2020 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,

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

Jackson County Public Works
Development Division
Randy Diehl, Administrator

Frank White, Jr., County Executive

Address: _____

Phone: _____

d. Applicant's interest in Property: _____

2. General location (Road Name) 29908 E. Lone Jack Road, Lees Summit, MO

3. Present Zoning Ag Homesite Requested Zoning RR

4. AREA (sq. ft. / acres) 435595 / 10

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

6. Present Use of Property: Residential

7. Proposed Use of Property: Residential

8. Proposed Time Schedule for Development: ASAP

9. What effect will your proposed development have on the surrounding properties?

Adding 1 home on a 5 acre Lot

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 A new meter will be added for Lot 2

b. Sewage disposal Lot 1 will be served by existing pond, Lot 2 will comply with new system

c. Electricity Lot 1 has existing service, Lot 2 will add service.

d. Fire and Police protection Hydrant in front of existing house on Lot 1

12. Describe existing road width and condition: Existing pavement is asphalt/chip seal, +/- 24' wide

13. What effect will proposed development have on existing road and traffic conditions? 1 entrance drive will be added for Lot 2, Lot 1 has an existing entrance drive

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.

Edward F. Seibold II

4/11/2020

Signature

Date

Property Owner(s)

Megan M. Ewing
John [unclear]

4-11-20
4-11-20

Applicant(s):

Contract Purchaser(s):

STATE OF Missouri
COUNTY OF Jackson

On this 11 day of April, in the year of 2020, before me the undersigned notary public, personally appeared Edward Seibold II, Grace Ewing, Lesa Seibold

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 Megan [unclear]

Commission Expires 04/17/2022





RZ-2020-582
Ed & Lesa Siebold

E US 50 HWY WB

E US 50 HWY EB

E OLD US 50 HWY

S RF GAMMON RD

