

REQUEST FOR LEGISLATIVE ACTION

Version 6/10/19

Completed by County Counselor's Office:

~~Res~~ Ord No.: 5348

Sponsor(s): N/A

Date: June 1, 2020

SUBJECT	Action Requested <input type="checkbox"/> Resolution <input checked="" type="checkbox"/> Ordinance Project Title: <u>Jeff & Melissa Leslie - RZ-2020-578</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>\$</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>\$</td> </tr> <tr> <td>Amount budgeted for this item * (including transfers):</td> <td>\$</td> </tr> <tr> <td>Source of funding (name of fund) and account code number:</td> <td>\$</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 7.75 ± acre tract to District RR (Residential Ranchette). The purpose is to create a single family residential lot in Section 6, Township 48, Range 29, aka 6603 S. Stillhouse Road, 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 <u>APPROVAL</u> 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: <u>5.22.20</u></td> </tr> <tr> <td>Finance (Budget Approval): <i>If applicable</i></td> <td>Date:</td> </tr> <tr> <td>Division Manager: <u>W/A M. Schabo</u></td> <td>Date: <u>5/27/20</u></td> </tr> <tr> <td>County Counselor's Office: <u>Bryan Carlsby</u></td> <td>Date: <u>5/27/20</u></td> </tr> </table>	Department Director: Brian D. Gaddie, P.E. Director of Public Works	Date: <u>5.22.20</u>	Finance (Budget Approval): <i>If applicable</i>	Date:	Division Manager: <u>W/A M. Schabo</u>	Date: <u>5/27/20</u>	County Counselor's Office: <u>Bryan Carlsby</u>	Date: <u>5/27/20</u>		
Department Director: Brian D. Gaddie, P.E. Director of Public Works	Date: <u>5.22.20</u>										
Finance (Budget Approval): <i>If applicable</i>	Date:										
Division Manager: <u>W/A M. Schabo</u>	Date: <u>5/27/20</u>										
County Counselor's Office: <u>Bryan Carlsby</u>	Date: <u>5/27/20</u>										

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-2020-578

Randy Diehl gave the staff report:

RE: RZ-2020-578

Applicant: Jeff & Melissa Leslie

Location: 6515 S. Stillhouse Road

Area: 07.75 ± acres in Section 27, Township 47, Range 30

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

Purpose: Applicant is requesting the change in zoning for one, single-family residential lot.

Current Land Use and Zoning in the Area:

The zoning in the immediate area is Agricultural with a single lot zoned Residential Estates across the road.

Land use are single family residences.

The applicant owns two separate tracts of land. The south tract with the residence is approximately 9.08 ± acres. The north tract is approximately 9.80 ± acres.

They are wanting to adjust the line between the tracts. This would place the existing driveway within the boundaries of the tract with the home. The north tract will then be reduced 7.75 acres in size. This will allow it to be sold and be developed for a single family residence.

The 7.75 acres is being considered for rezoning and will become Lot 1 of the proposed plat, Leslie Estates. The remaining 10.23 acres will remain with District AG (Agricultural) and be designated as Tract A on the plat.

Plan: The County Plan Development Diagram illustrates this area within the Urban Development Tier (UDT).

Residential Ranchette is appropriate for the UDT.

Recommendation:

Staff recommends APPROVAL of RZ-2020-578.

Mr. Antey: Are there any questions for Randy?

There were no questions from the Commission members

Mr. Antey: Is the applicant here?

Craig Cheney, I'm with Renaissance Infrastructure Consulting. We represent the applicant.

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

No. He covered it.

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

Mr. Antey: This is pretty straight forward.

Mr. Hilliard: I agree

RZ-2019-578 *Mr. Tarpley moved to approve. Mr. Hilliard seconded.*

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

Motion Carried 6 – 0

STAFF REPORT

PLAN COMMISSION

March 19, 2020

RE: RZ-2020-578

Applicant: Jeff & Melissa Leslie

Location: 6515 S. Stillhouse Road

Area: 07.75 ± acres in Section 27, Township 47, Range 30

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

Purpose: Applicant is requesting the change in zoning for one, single-family residential lot.

Current Land Use and Zoning in the Area:

The zoning in the immediate area is Agricultural with a single lot zoned Residential Estates across the road.

Land use are single family residences.

The applicant owns two separate tracts of land. The south tract with the residence is approximately 9.08 ± acres. The north tract is approximately 9.80 ± acres.

They are wanting to adjust the line between the tracts. This would place the existing driveway within the boundaries of the tract with the home. The north tract will then be reduced 7.75 acres in size. This will allow it to be sold and be developed for a single family residence.

The 7.75 acres is being considered for rezoning and will become Lot 1 of the proposed plat, Leslie Estates. The remaining 10.23 acres will remain with District AG (Agricultural) and be designated as Tract A on the plat.

Plan: The County Plan Development Diagram illustrates this area within the Urban Development Tier (UDT).

Residential Ranchette is appropriate for the UDT.

Recommendation:

Staff recommends APPROVAL of RZ-2020-578.

Respectfully submitted,

Jackson County Public Works
Development Division
Randy Diehl, Administrator

RZ-2020-578
Jeff & Melissa Leslie

Oak Grove

S STILLHOUSE RD

E RYAN RD





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

March 11, 2020

RE: Public Hearing: RZ-2020-578
Jeff & Melissa Leslie

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 Jeff & Melissa Leslie for a change of zoning from District AG (Agricultural) on a 7.75 ± acre tract to District RR (Residential Ranchette). The purpose is to create a single family residential lot in Section 27, Township 47, Range 30, aka 6515 S. Stillhouse 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 185' of the subject property.

The public hearing on this matter will be held by the Plan Commission on Thursday, March 19, 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 881-4649.

Sincerely,

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

Jackson County Public Works
Development Division
Randy Diehl, Administrator

Plan Commission March 19, 2020
 RZ-2020-578

Property Owners Within 185 feet

Parcel	Owner	Address	City	State	Zip
39-300-03-03-00-0-00-000	MCCARTY TIMOTHY	6509 S STILLHOUSE RD	OAK GROVE	MO	64075
39-300-03-26-00-0-00-000	GRUBB SCOTT A	6522 STILLHOUSE RD	OAK GROVE	MO	64075
39-300-03-27-00-0-00-000	BLOSS JEFFREY K & BEVERLY DAWN	6524 S STILLHOUSE RD	OAK GROVE	MO	64075
39-300-03-31-00-0-00-000	COOPER JAMES O JR & REGINA V	6606 S STILLHOUSE RD	OAK GROVE	MO	64075
39-300-04-04-01-0-00-000	B & G LAND DEVELOPMENT LLC	36606 E R D MIZE RD	OAK GROVE	MO	64075
39-300-03-06-00-0-00-000	LESLIE JEFF & MELISSA	6603 S STILLHOUSE RD	OAK GROVE	MO	64075
39-300-03-07-00-0-00-000					

**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-2020-578
Date filed 2-10-2020 Date of hearing 3-19-2020
Date advertised 3-4-2020 Date property owners notified 3-4-2020
Date signs posted 3-4-2020
Hearings: Heard by PC Date 3-19-20 Decision _____
Heard by LU Date _____ Decision _____
Heard by LG Date _____ Decision _____

BEGIN APPLICATION HERE:

1. Data on Applicant(s) and Owner(s):

- a. Applicant(s) Name: Jeff Leslie
Address: 6603 S. Stillhouse Road
Oak Grove, MO 64075
Phone: _____
- b. Owner(s) Name: Jeff Leslie
Address: 6603 S. Stillhouse Road
Oak Grove, MO 64075
Phone: _____
- c. Agent(s) Name: _____

Address: _____

Phone: _____

d. Applicant's interest in Property: _____

2. General location (Road Name) Intersection of S Stillhouse Rd & E RD Mize Rd.

3. Present Zoning Ag Requested Zoning RR

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

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

Deed Attached

6. Present Use of Property: Home

7. Proposed Use of Property: New lot for new home

8. Proposed Time Schedule for Development: _____

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

1 New Home

10. Is any portion of the property within the established flood plain as shown on the FEMA Flood Boundary Map? _____

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 PWSO #17

b. Sewage disposal _____

c. Electricity West Central

d. Fire and Police protection Jackson County Sheriff - Sni Valley

12. Describe existing road width and condition: good

13. What effect will proposed development have on existing road and traffic conditions? 1 New Home

14. Are any state, federal, or other public agencies approvals or permits required for the proposed development? NONE

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)

[Signature]
Jeff Leslie

2/10/20

Applicant(s):

Contract Purchaser(s):

STATE OF _____

COUNTY OF _____

On this 10th day of February, in the year of 2020, before me the undersigned notary public, personally appeared Jeff Leslie

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.

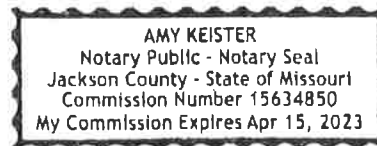
In witness whereof, I hereunto set my hand and official seal.

Notary Public

[Signature]

Commission Expires

April 15, 2023



RZ-2020-578

Jeff & Melissa Leslie

Oak Grove

S STILLHOUSE RD



RZ-2020-578

Jeff & Melissa Leslie

Oak Grove

S STILLHOUSE RD



RZ-2020-578

Jeff & Melissa Leslie

Oak Grove

S STILLHOUSE RD

