



# Jackson County Missouri

Jackson County Courthouse  
415 E. 12th Street, 2nd floor  
Kansas City, Missouri  
64106  
(816)881-3242

## Legislation Text

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File #: 4073, Version: 1

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Land Use

Committee Amendment  
January 8, 2009

### IN THE COUNTY LEGISLATURE OF JACKSON COUNTY, MISSOURI

**AN ORDINANCE** granting a conditional use permit (CUP) in District A (Agricultural) for a period of five (5) years to operate a horse boarding stable, subject to specified conditions, as to a 40± acre tract .

**ORDINANCE #4073**, December 8, 2008

BE IT ORDAINED by the County Legislature of Jackson County, Missouri as follows:

Section 1. A conditional use permit is hereby granted for a period of five (5) years to operate a horse boarding stable, as to an approximate 40± acre tract of land generally located a quarter of a mile south of Missouri Route FF (Truman Road) on the east side of Owens School Road and specifically described as follows:

**Description:** All of the southwest quarter of the northwest quarter of Section 8, Township 49 north, Range 30 west, except that part lying southwesterly of Owens School Road, in Jackson County, Missouri, and being more fully described as follows:

Commencing at the northwest corner of the southwest quarter of the northwest quarter of Section 8, Township 49 north, Range 30 west, said point being south 01°21'12" west (this bearing and all following bearings being State Plane Grid North and established using R.T.K. G.P.S. equipment and referenced to the Kansas City Metro Control station JA-05), 1318.82 feet from the northwest corner of the northwest quarter of said Section 8; thence along the north line of the southwest quarter of the northwest quarter of said Section 8, south 87°18'16" east, 1300.36 feet; thence along the east line of the southwest quarter of the northwest quarter of said Section 8, south 01°21'04" west, 1318.20 feet; thence along the south line of the southwest quarter of the northwest

quarter of said Section 8, north 87°19'54" west, 1155.67 feet to a point on the east right of way line of Owens School Road (25 feet from the centerline thereof), as now established; thence along said east right of way north 21°43'19" west, 369.17 feet to a point on the west line of the southwest quarter of the northwest quarter of said Section 8; thence along the said west line north 01°21'12" east, 982.51 feet to the point of beginning, also known as 2117 S. Owens School Road.

Section 2. The conditional use permit granted by this Ordinance is subject to the following

conditions:

1. The number of horses care for and boarded shall be limited to no more than twenty (20).
2. No commercial horse shows or events, commercial concession stands, or tack store shall be permitted on the premises.
3. All lighting for the outdoor riding areas or arena shall be turned off no later than 10:00 p.m. each night.
4. The facility shall have one on-premise free-standing sign with a sign face no larger than 32 square feet. The sign must be unobtrusive and unilluminated displaying only the name of the business and facility information such as address and telephone number.
5. Manure shall be handled in a manner that does not create an odor or pest nuisance or a threat to the natural watershed.

Section 3. The Legislature, pursuant to the application of Owens School Road, LLC (CU-2008-203), requesting approval embodied in this Ordinance and with notice that the Jackson County Plan Commission voted unanimously to recommend approval of this application in a public hearing on November 20, 2008, does adopt this Ordinance pursuant to the Jackson County Charter authorizing the Legislature to exercise legislative power pertaining to planning and zoning.

Effective Date: This Ordinance shall be effective immediately upon its signature by the County Executive.

APPROVED AS TO FORM:

\_\_\_\_\_  
Chief Deputy County Counselor

\_\_\_\_\_  
County Counselor

I hereby certify that the attached Ordinance, Ordinance #4073 introduced on December 8, 2008, was duly passed on January 13, 2009 by the Jackson County Legislature. The votes thereon were as follows:

Yeas 7

Nays 0

Abstaining 0

Absent 2

This Ordinance is hereby transmitted to the County Executive for his signature.

\_\_\_\_\_  
Date

\_\_\_\_\_  
Mary Jo Spino, Clerk of Legislature

I hereby approve the attached Ordinance #4073.

\_\_\_\_\_  
Date

\_\_\_\_\_  
Michael D. Sanders, County Executive