AGENDA

Jackson County Plan Commission

Members
Larry Antey - Chairman
Jack Crawford - Vice Chairman
Ralph Monaco, Denise Ryerkerk,
William Farrar, & Roger Lake

Meeting
Thursday, March 21, 2024
8:30 a.m.

Location
Historic Truman Courthouse
Large Conference Room, 2nd Floor
112 W. Lexington, Independence, MO
PROCEDURE FOR PUBLIC HEARING TESTIMONY

- The Chairman will open the public hearing and ask those wishing to testify, please stand, raise right hand and be sworn in by the Chairman.

- The Chairman will call for exhibits from the Staff.
- Staff comments will be heard.
- The applicant or his representative will speak.
- Witnesses in favor of the petition will be called to speak.
- Witnesses opposed to the petition will be called to speak.
- If you wish to testify, please raise your hand to be recognized. When you are recognized by the Chairman, please come forward. State your name and address, then make your comments to the Commission/Board. Please refrain from repeating points made by others.

- Questions and General Discussion
  (Applicant or his representative may be recalled to respond to questions)
- Hearing Closed
- After all testimony has been made, the Commission will consider the facts and approve or deny the request.

- As a courtesy to the audience and the Plan Commission, please turn off your cellular phone and mobile beeper.

- Rezoning of each property does not affect adjacent property in regards to taxes or zoning. All property taxes are based on the usage of the property and not necessarily the zoning.

The Plan Commission will make a recommendation to the County Legislature for their review and consideration of the petition.
AGENDA
Jackson County Plan Commission
Thursday, March 21, 2024 @ 8:30 a.m.

CALL TO ORDER / ROLL CALL

A. APPROVAL OF RECORD MADE January 18, 2024

B. PUBLIC HEARINGS

1. RZ-2024-671 – Wayne & Denise Edwards
   Requesting a change of zoning from District AG (Agricultural) on 3.51 ± acres to
   District RE (Residential Estates). The purpose is to decrease the building setback
   requirements at 25711 E. 99th Street.

2. CU-2024-249 – SBA Monarch Tower I, LLC
   Requesting the renewal of a Conditional Use Permit for the continual operation of a
   126-foot monopole for wireless communications in District AG (Agriculture) at 11010
   S. Milton Thompson Road.

3. RZ-2024-672 – Reign Real Estate LLC
   Requesting a change of zoning from District AG (Agricultural) on 10.41 ± acres to
   District RR (Residential Ranchette). The purpose is to create two residential lots at
   38301 E. Cline Road.

4. RZ-2024-673 – Shawn C & Lauren M Copeland
   Requesting a change of zoning from District AG (Agricultural) on 1.75 ± acres to
   District RS (Residential Suburban). The purpose is to decrease the building setback
   requirements at 9919 S. Howard Road.

C. OTHER BUSINESS

D. CLOSED SESSION – This portion of the meeting may be closed if such
   action is approved by a majority vote of the Jackson County Plan Commission
   members who constitute a quorum, pursuant to Section 610.021(1)&(3) RSMo for
   the purposes of conducting privileged and confidential communications between
   itself and the Jackson County Counselor’s Office.

D. MEETING ADJOURNED ____________________________
STAFF REPORT

PLAN COMMISSION
March 21, 2024

RE: RZ-2024-671

Applicant: Wayne & Denise Edwards

Location: 25711 E. 99th Street

Area: 3.51 ± acres

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

Purpose: The purpose is to decrease the building setback requirements.

Current Land Use and Zoning in the Area:

The zoning in the area is Agricultural. Timber Meadows 5th Plat was created in 1981, prior to the adoption of the Unified Development Code in 1995. These lots are Legal Non-Conforming. As of 1995, residential lots under 10 acres are now required to be rezoned to a residential zoning.

The applicant wishes to decrease the side yard setbacks for future construction. The rezoning will reduce the side yard setbacks from 30 feet to 15 feet, the rear yard setbacks from 50 feet to 30 feet. The front setback is platted at 75 feet and will remain the same.

County Plan:

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

Recommendation:

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

Staff recommends APPROVAL of RZ-2024-671.

Respectfully submitted,

Jackson County Public Works
Development Division
Randy Diehl, Administrator
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March 6, 2024

RE: Public Hearing: RZ-2024-671
Wayne & Denise Edwards

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 Wayne & Denise Edwards for a change in zoning from District AG (Agricultural) to District RE (Residential Estates) on 3.51 ± acres. The purpose is to decrease the building setback requirements at 25711 E. 99th Street.

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 21, 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 816-881-4577 or rdiehl@jacksongov.org

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- 2024-671

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: Wayne and Denise Edwards
      Address: 25711 E. 99th St. Lee's Summit, Mo 64064
      Phone: 816-210-6790
   b. Owner(s) Name: Wayne and Denise Edwards
      Address: 25711 E. 99th St.
      Phone: 816-210-6790
   c. Agent(s) Name: Rick McWhirt

Revised 11/1/12
Address: 2405 NE Lake Bluff Ct, Lees Summit, MO 64086
Phone: 816-215-6481

d. Applicant’s interest in Property: Owner

2. General location (Road Name) 25711 E. 99th Street
   Lees Summit, MO 64086

3. Present Zoning Agriculture Requested Zoning Residential Estate

4. AREA (sq. ft. / acres) 153,158 sq. ft / 3.52 acres

5. Legal Description of Property: (Write Below or Attached 9)
   Timber Meadows 5th Plat, Lot 40

6. Present Use of Property: SF Residence

7. Proposed Use of Property: SF Residence


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?

11. Describe the source/method which provides the following services, and what effect the development will have on same:
    a. Water None
    b. Sewage disposal None
    c. Electricity Add service
    d. Fire and Police protection None

12. Describe existing road width and condition: Excellent road and curbs
13. What effect will proposed development have on existing road and traffic conditions? 

14. Are any state, federal, or other public agencies approvals or permits required for the proposed development? 

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)          ___________________________  Date          1-18-2024
Wayne Edwards
Denise Edwards
1-18-2024
1-18-2024

Applicant(s):
__________________________  ___________________________
Wayne Edwards
Denise Edwards
1-18-2024
1-18-2024

Contract Purchaser(s):

STATE OF Missouri
COUNTY OF Jackson

On this 18th day of January, in the year of 2024, before me the undersigned notary public, personally appeared Wayne Edwards and

Denise E. Edwards

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  Alana Hill  Commission Expires 6/10/26

ALANA HILL
Notary Public, Notary Seal
State of Missouri
Jackson County
Commission #18618485
My Commission Expires 06-10-2026
STAFF REPORT

PLAN COMMISSION
March 21, 2024

RE: CU-2024-249

Applicant: SBA Monarch Tower I, LLC
Location: 11010 S. Milton Thompson Road
Area: 585 Square Feet
Request: Renewal of a Conditional Use Permit for the continual operation of a 126-foot monopole for wireless communications.

Zoning Classification: District AG (Agricultural)

Current Land Use and Zoning in the Area:

The zoning on the parent tract is Agricultural. Use of the property is the Southern Jackson County Fire Protection District Station 1.

Comments: This is a renewal of CU-2006-193 (Ordinance 3887) adopted by the Jackson County Legislature, April 30, 2007. The permit was for a period of 15 years subject to 9 conditions.

Five of those conditions from the original permit have been removed. Two of the conditions were related to the actual construction of the tower. The other three have been eliminated due to changes to the State Statutes in 2016 limiting certain provisions by jurisdictional authorities.

Requiring screening
Providing space to local authorities
Limiting the duration of the permit

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

Recommendation:

Staff recommends APPROVAL of CU-2024-249 subject to the following conditions:

Conditions:

1. The commercial communication lattice tower shall not exceed a height of 126 feet as measured from ground level.

2. The lattice tower shall be galvanized finish or painted gray or
light blue unless other standards are required by the Federal Aviation Agency.

3. The lattice tower shall only be illuminated if required by the Federal Communication Commission and/or the Federal Aviation Agency.

4. Any antenna or tower that is not operated for a continuous period of twelve (12) months shall be considered abandoned and the owner of such antenna/tower or property owner shall remove the antenna or tower within 90 days.

Respectfully submitted,

Jackson County Public Works
Development Division
Randy Diehl, Administrator
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March 6, 2024

RE: Public Hearing: CU-2024-249
SBA Monarch Tower I, LLC

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 SBA Monarch Tower I, LLC, requesting the renewal of a Conditional Use Permit for the continual operation of a 126-foot monopole for wireless communications in District AG (Agriculture) at 11010 S. Milton Thompson Road.

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 21, 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,

[Signature]

Jackson County Public Works
Development Division
Randy Diehl, Administrator

Frank White, Jr., County Executive
JACKSON COUNTY, MISSOURI
CONDITIONAL USE PERMIT APPLICATION

APPLICANT INFORMATION:
1. Application must be filed with the Jackson County Development Division, 303 W. Walnut, Independence, MO 64050 by the deadline on the Plan Commission Calendar.

2. Application must be typed or printed in a legible manner.

3. A scaled map of the property, correlating with the legal description, and clearly showing the property’s location must accompany application. Refer to Section 24003.22, pertaining to Site Plan Review within the Unified Development Code.

4. 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.

5. The filing fee $350.00 (non-refundable) must accompany application. (Check payable to: Manager of Finance)

TO BE COMPLETED BY OFFICE PERSONNEL ONLY:
Conditional Use Permit Number       CU- 2024-249
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: SBA Monarch Towers I, LLC
   Address: 8051 Congress Avenue, ATTN: Ashley Masuda
   Boca Raton, FL 33487
   Phone: 561-322-7817

b. Owner(s) Name: Southern Jackson County Fire Protection District
   Address: 101 Lotawana Dr., Lake Lotawana, MO 64086 (2nd Location Headquarter)
   Phone: 816-525-4200

c. Agent(s) Name: Not applicable

Revised 11/1/12
Address: Not Applicable

Phone: Not applicable

d. Applicant’s interest in Property: Leasehold

2. A CONDITIONAL USE PERMIT IS HEREBY REQUESTED for the following described use: the continued use of the existing unmanned wireless telecommunications facility for Perpetual use; property described as follows: a tract of land 2.29 square feet acres in size located at 11010 Milton Thompson Road.

Present Zoning District AG

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

See attached site survey.

4. Present Use of Property: Southern Jackson County Fire District Station, and two telecommunications facilities.

5. Proposed Use of Property: The continued use and operation of the wireless telecommunications facility located on the south side of the building.

6. Estimated Time Schedule for Development: 0 hours; no development or alterations are proposed. Application is for the continued use of an existing unmanned wireless telecommunications facility
7. What effect will your proposed development have on the surrounding properties?

None; continuation of use of existing unmanned tower facility.

8. 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? Not applicable

9. Describe the source/method which provides the following services, and what effect the development will have on same:
   a. Water. None; continuation of use of existing unmanned tower facility.
   b. Sewage disposal None; continuation of use of existing unmanned tower facility.
   c. Electricity None; continuation of existing use without changes.
   d. Heating None; continuation of use of existing unmanned tower facility.
   e. Fire and Police protection None; continuation of existing use without changes.

10. Describe existing road width and condition: See attached site survey; no changes are proposed.

11. What effect will proposed development have on existing road and traffic conditions? None; continuation of use of existing unmanned tower facility.

12. Are any state, federal, or other public agencies approvals or permits required for the proposed development? None; continuation of use of existing unmanned tower facility.

If so, describe giving dates of application and status (include permit numbers and copies of same, if issued): Not applicable

Revised 11/1/12
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): not applicable
Date

Applicant(s): SBA Monarch Towers I, LLC
By: Ashley Masuda, Director Planning & Zoning
Contract Purchaser(s): Not applicable

STATE OF FLORIDA
COUNTY OF PALM BEACH

On this 26th day of January, in the year of 2024, before me the undersigned notary public, personally appeared Ashley Masuda, 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
Commission Expires 09/10/2025

[Notary Public Seal]

4
STAFF REPORT

PLAN COMMISSION
March 21, 2024

RE: RZ-2024-672

Applicant: Reign Real Estate LLC

Location: 38301 E. Cline Road

Area: 10.41 ± acres

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

Purpose: The purpose is to create a residential lots.

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.

Land use is single family residences.

The property is Tract B of a Certificate of Survey recorded November of 2023. The applicant wishes to further subdivide the property into two buildable lots.

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-2024-672.

Respectfully submitted,

Jackson County Public Works
Development Division
Randy Diehl, Administrator
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<td>P O BOX 2996</td>
<td>GRAIN VALLEY</td>
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March 6, 2024

RE: Public Hearing: RZ-2024-672
Reign Real Estate LLC

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 Reign Real Estate LLC Requesting a change of zoning from District AG (Agricultural) on 10.41 ± acres to District RR (Residential Ranchette). The purpose is to create two residential lots at 38301 E. Cline 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, March 21, 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,

[Signature]

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-2024-672
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: REIGN REAL ESTATE LLC
      Current Mailing Address: PO Box 2996 Grain Valley, MO 64029
      Phone: 816-309-7604 email: PATELGROU@KW.COM

   b. Legal Owner of Property: REIGN REAL ESTATE LLC
      Current Mailing Address: PO Box 2996 Grain Valley, MO 64029
      Phone: 816-309-7604 email: PATELGROU@KW.COM

   b. Legal Owner of Property:
      Current Mailing Address:
      Phone: email:

Revised 11/1/12
2. General location (Road Name) **CLINE ROAD**

3. Present Zoning **AG**  Requested Zoning **RR**

4. AREA (sq. ft. / acres) **10.41 ACRES**

5. Legal Description of Property: (Write Below or provide copy of deed and survey)

   **See Attached**

6. Present Use of Property: **PASTURE**

7. Proposed Use of Property: **RESIDENTIAL - 5 ACRE LOTS (2)**

8. Proposed Time Schedule for Development: **3-6 MONTHS TO LOT SPLIT AND SELL. HOME CONSTRUCTION DEPENDENT ON BUYER.**

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

   **LITTLE EFFECT. SIMILAR TO DEVELOPMENT ACROSS THE STREET**

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 Provider **PWSD #1 - NO EFFECT**

    b. Sewage disposal: Onsite Waste Water **x** Public Sewer

    c. Electricity **WEST CENTRAL ELECTRIC - NO EFFECT**

    d. Fire and Police protection **LONE JACK FPD - NO EFFECT**

12. Describe existing road width and condition: **20 FOOT WIDE ASPHALT ROAD IN GOOD CONDITION**

13. What effect will proposed development have on existing road and traffic conditions? **VERY LITTLE EFFECT SINCE ONLY ADDING ONE MORE POSSIBLE HOUSE.**
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): _______________________________
The LEGAL OWNER(s) of the property must be signatory to this application. If the owner is also the applicant then only the Property Owner portion needs to be filled out. Applications will not be accepted to move forward without the proper signatories. Verification of ownership will be made using the Tax Rolls and the Recorder of Deeds database.

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  
[Signature]  
Property Owner(s)  
[Signature]  
Date  
2/16/24  

STATE OF  
Missouri  
COUNTY OF  
Jackson  

On this 16th day of February, in the year of 2024, before me, the undersigned notary public, personally appeared [Name], 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  
Sheila A. Jones  
Commission Expires  05-26-2025  

[Notary Public Seal]
STAFF REPORT

PLAN COMMISSION
March 21, 2024

RE: RZ-2024-673

Applicant: Shawn & Lauren Copeland
Location: 9919 S. Howard Road
Area: 1.75 ± acres
Request: Change of zoning from District AG (Agricultural) to District RS (Residential Suburban)
Purpose: The purpose is to decrease the building setback requirements.

Current Land Use and Zoning in the Area:

The zoning in the area is Agricultural and Residential.

Timber Meadows 4th Plat was created in 1979, prior to the adoption of the Unified Development Code in 1995. These lots are Legal Non-Conforming. As of 1995, residential lots under 10 acres are now required to be rezoned to a residential zoning.

In 1985 Lot 22 and part of Lot 23 were replatted to create two separate lots.

The applicant wishes to decrease the side yard setbacks for future construction. The rezoning will reduce the side yard setbacks from 30 feet to 15 feet, the rear yard setbacks from 50 feet to 20 feet. The front setback is platted at 65 feet and will remain the same.

County Plan:

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

Recommendation:

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

Staff recommends APPROVAL of RZ-2024-673.

Respectfully submitted,

Jackson County Public Works
Development Division
Randy Diehl, Administrator
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<td>9919 HOWARD R</td>
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<td>MO</td>
<td>64086</td>
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</table>
March 6, 2024

RE: Public Hearing: RZ-2024-673
Shawn & Lauren Copeland

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 Shawn & Lauren Copeland for a change of zoning from District AG (Agricultural) on 1.75 ± acres to District RS (Residential Suburban). The purpose is to decrease the building setback requirements at 9919 S. Howard 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 21, 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
DO NOT PRINT DOUBLE SIDED

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- 2024- 013
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. Legal Owner of Property: Shawn C. Copeland and Lauren M. Copeland
      Current Mailing Address: 9919 Howard Rd, Lee's Summit, MO 64086
      Phone: 816-335-2169  email: copeland@mccrorylumber.com

   b. Applicant (If different from the legal owner)
      Current Mailing Address:
      Phone:  ______________  email:  ____________________________

Revised 02/2024
2. Location: 9919 Howard Rd Lee's Summit MO 64086

3. Present Zoning AG Requested Zoning R

4. AREA (sq. ft./acres) 1.87 Acres

5. Legal Description of Property: (Attach copy of Deed or legal description)

6. Present Use of Property: ☑ Building a Pole Barn

7. Proposed Use of Property: Personal use-stove & wheelers/toys/Wood shop

8. Proposed Time Schedule for Development: Summer July or so

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

   MORE everybody already has Pole Barns

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 which provides the following services:

   a. Water Provider Public Water Supply District #13 of Jackson County

   b. Sewage disposal: Onsite Waste Water ☑ Public Sewer ☑

   c. Electricity ☑

   d. Fire protection ☑

   e. Police Protection ☑

12. Describe existing road width and condition: Blacktop Road is good

13. What effect will proposed development have on existing road and traffic conditions? NO ☑ no extra vehicles coming here
14. Are any state, federal, or other public agencies approvals or permits required for the proposed development? 

If so, describe giving dates of application and status (include permit numbers and copies of same, if issued):
The LEGAL OWNER(s) of the property must be signatory to this application. Applications will not be accepted to move forward without the proper signatories. Verification of ownership will be made using the Tax Rolls and the Recorder of Deeds database.

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)                              Date
Shawn C Copeland                              2-28-24
Lauren M Copeland                             2-28-24

STATE OF Missouri
COUNTY OF Jackson

On this 28th day of February, in the year of 2024, before me the undersigned notary public, personally appeared Laura Reschke

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

Commission Expires 4/15/26
TIMBER MEADOWS
RESURVEY
OF
LOT 22 & THE WEST 40 FEET
OF LOT 23

LEGAL DESCRIPTION:

All of Lot 22 and the Westerly 40 feet of Lot 22 of Timber Meadows, more
partly described as follows: Comprising a portion of the 12th section of the NE 1/4
of Section 36, Township 10 N., Range 33 E., in Jackson County, Iowa, as
thence south 90° 56' 22" W. a distance of 299.0 feet to the SE corner of the
original Lot 22 at Timber Meadows, Fourth Plat, a subdivision of real estate in
Jackson County, Iowa, said SE corner being the true point of beginning of
the following described land:

Thence a distance of 299.0 feet along the North line of said 4th Plat a
distance of 59.22 feet; Thence S. 29° 56' 22" W. a distance of 299.0 feet to
the South right-of-way line of 19th Street; thence Southwesterly along a curve to
the right having a radius of 100 feet, a distance of 570.8 feet; Thence South a
distance of 230.1 feet; thence westerly along said East right-of-way a distance of
230.5 feet to the true point of beginning.

RECORDATION: The undersigned propietors of the above described parcel of
real estate have caused this same to be submitted to the survey shown on the accompanying
plat, which constitutes shall hereafter be known as "TIMBER MEADOWS, RESURVEY
OF LOT 22 & THE WEST 40 FEET OF LOT 23."

GRANTOR: In pursuance of the Power of Sale granted to the Cherokee County
District to locate, construct and maintain, as Director of the said district, public
roads and highways and any and all of the same, hereby grant to and convey
and transfer to the said Cherokee County, Jackson County, Iowa, the
foregoing described parcel, and the Westerly 40 feet of the same, and hereby
agree to and grant the same to said Cherokee County, Jackson County, Iowa,
without any restrictions or reservations.

DRIVING RESTRICTIONS: It is expressly understood that this plat will be
subjected to such restrictive covenants as may be imposed by the Board of
Commissioners of Cherokee County, Jackson County, Iowa, or any other
body that may succeed thereto.

APPROVED as to form and legality.

[Signatures]

Appointed by:
[Names]

Approved by:
[Names]