



AGENDA

Jackson County Plan Commission

Members

*Larry Antey - Chairman
Jack Crawford - Vice Chairman
Ralph Monaco, Denise Ryerkerk,
Robert Smead, William Farrar,
Justice Horn & Roger Lake*

Meeting

*Thursday, July 18, 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, July 18, 2024 @ 8:30 a.m.

CALL TO ORDER / ROLL CALL

A. APPROVAL OF RECORD MADE May 21, 2024

B. PUBLIC HEARINGS

1. CU-2024-250 – American Tower Asset Sub, LLC

Requesting the renewal of a Conditional Use Permit for the continual operation of a 147-foot monopole for wireless communications in District HI (Heavy Industrial) at 1320 Blue Ridge Boulevard.

2. RZ-2024-680 – Amie Weiland

Requesting a change of zoning from District AG (Agricultural) on 5.04 ± acres to District RE (Residential Estates) The purpose is to create a single-family residential lot at 34405 E. Pink Hill Road.

3. RP-2024-681 - Jacob Davis

Requesting a change in zoning from District LI-p (Light Industrial-Planned) to District LI-p (Light Industrial-Planned) on 9.43 ± acres for a self-storage facility at 13513 S. Sam Moore Road.

4. RZ-2024-682 – Samantha & Levi Irwin

Requesting a change of zoning from District AG (Agricultural) on 5.00 ± acres to District RE (Residential Estates). The purpose is to create a single-family residential lot at 26109 E. Flynn Road.

5. RZ-2024-679 – 8801 Truman Road LLC

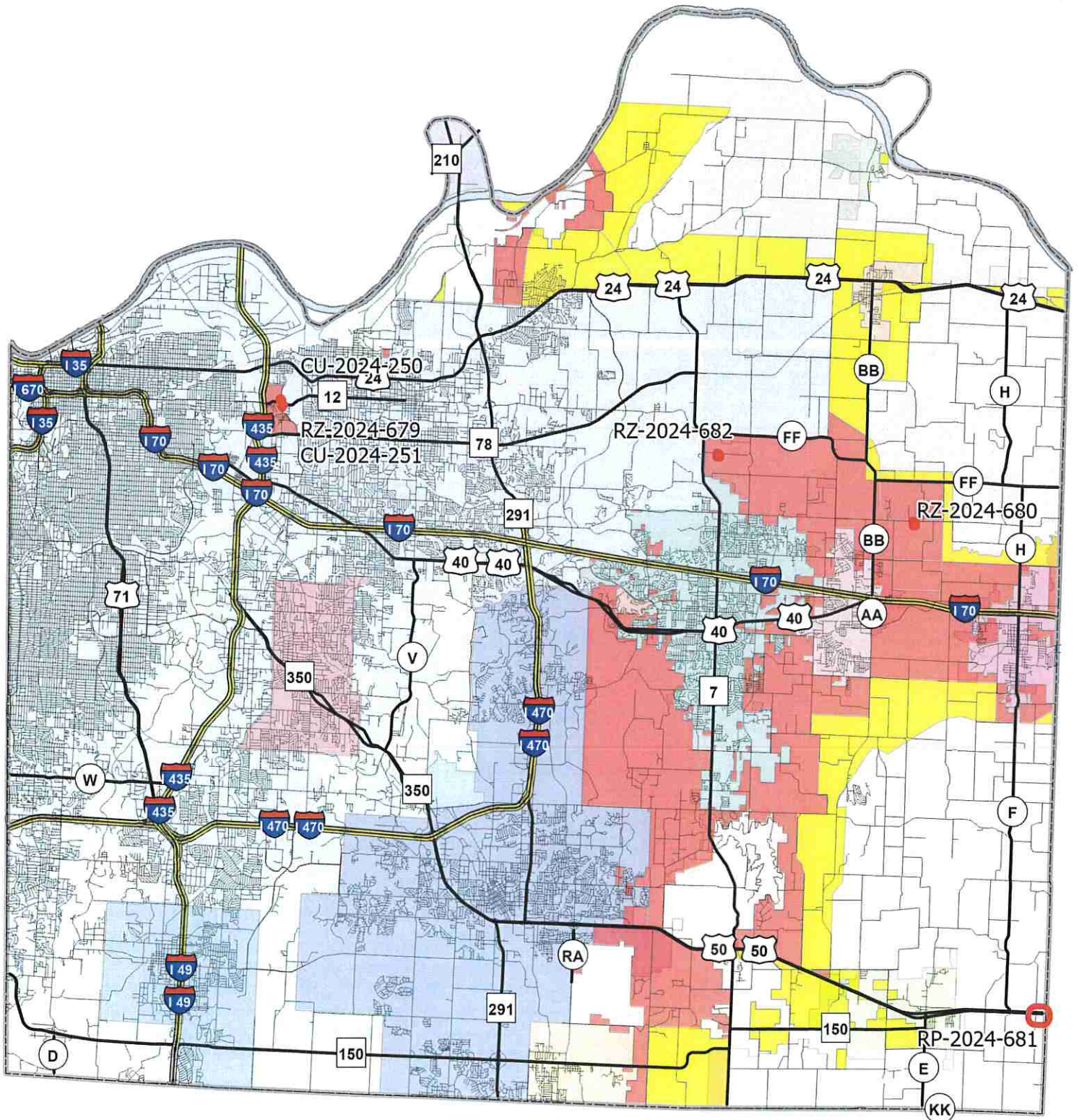
Requesting a change of zoning from District LB (Local Business) on 1.01 ± acres to District GB (General Business). The purpose is to redevelop the tract for an adult store and laundromat at 8801 E. Truman Road.

6. CU-2024-251 – 8801 Truman Road LLC

Requesting a Conditional Use Permit for a period of five years to operate an adult novelty store on 1.01 ± acres in District GB (General Business) at 8801 E. Truman Road.

C. MEETING ADJORNED _____

Jackson County Plan Commission
July 18, 2024
Agenda Location Map



STAFF REPORT

PLAN COMMISSION

July 18, 2024

RE: CU-2024-250

Applicant: American Tower Asset Sub, LLC

Location: 1320 Blue Ridge Boulevard

Area: 2,500 square feet

Request: Renewal of a Conditional Use Permit for the continual operation of a 147-foot monopole for wireless communications.

Zoning Classification: District HI (Heavy Industrial)

Current Land Use and Zoning in the Area:

Comments: This is a renewal of CU-2001-155 (Ordinance 3150) adopted by the Jackson County Legislature, June 11, 2001, which amended Ordinance 2918 approved July 6, 1999. The permit was for a period of 25 years subject to 10 conditions.

Six of those conditions from the original permit have been removed. Three 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

Sheet Number C-103, Tower Elevation shows the top of the highest antenna at an elevation of 159'. It should be noted that the antenna is not part of the tower structure.

County Plan:

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

Recommendation:

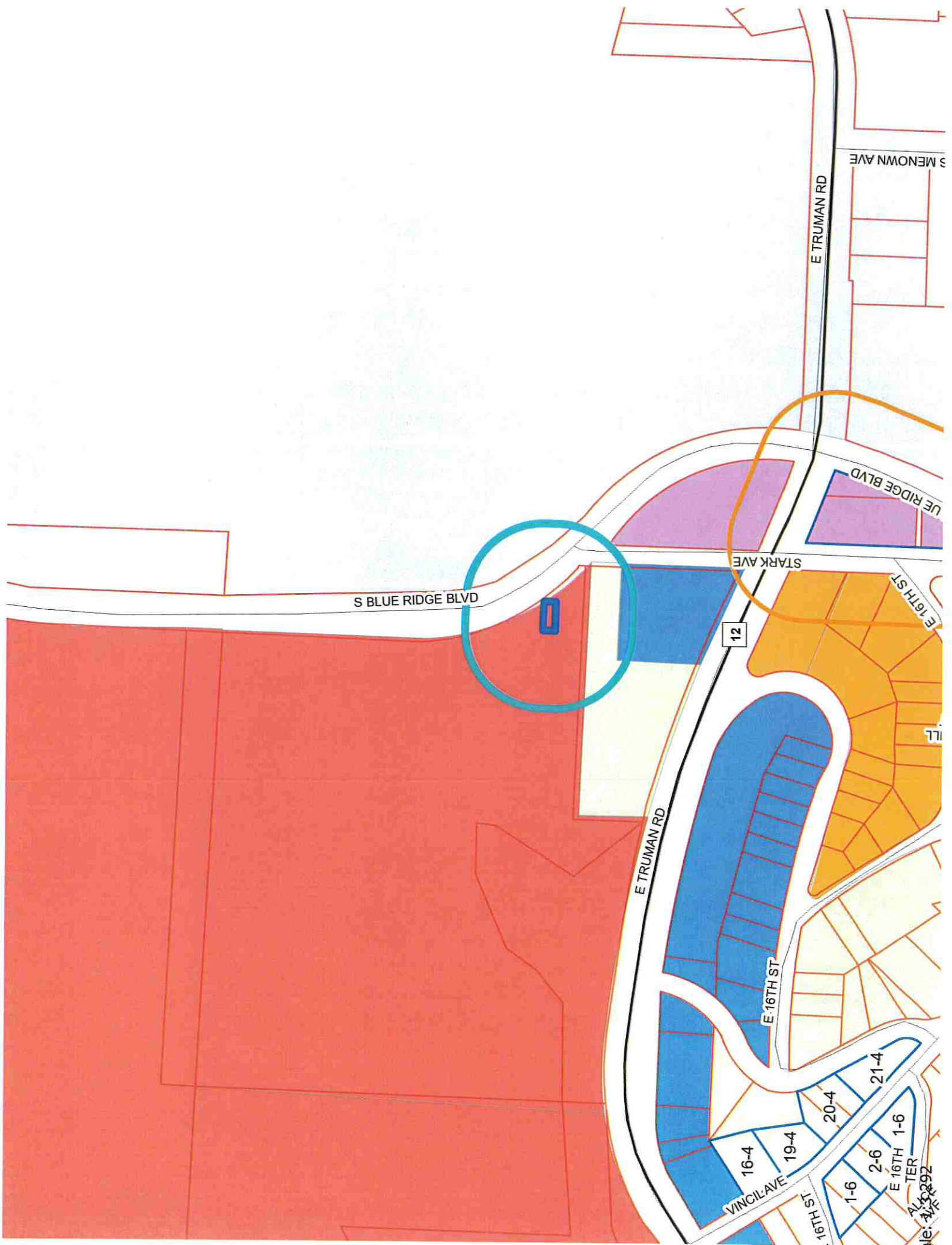
Staff recommends APPROVAL of CU-2024-250 subject to the following conditions:

Conditions:

1. The commercial communication lattice tower shall not exceed a height of 150 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



S BLUE RIDGE BLVD

E TRUMAN RD

S MENDOW AVE

UE RIDGE BLVD

STARK AVE

12

E 16TH ST

E TRUMAN RD

E 16TH ST

VINCILAVE

E 16TH ST

16-4

19-4

20-4

21-4

1-6

2-6

1-6

AL 123292

CU-2024-250

Property Owners Within 185 feet

Parcel	owner	address	city	state	zip
27-230-01-14-01-0-00-000	WINNER ROAD PROPERTIES LLC	2345 GRAND BLVD STE 2200	KANSAS CITY	MO	64108
27-230-06-19-00-0-00-000	LANDMARK MORTGAGE CO	300 W 11ST STREET	KANSAS CITY	MO	64105
27-340-02-05-00-0-00-000	SBKA LLC	1101 S SEYMOUR RD	GRAIN VALLEY	MO	64029
27-340-02-06-01-0-00-000	DOUGLAS INVESTMENT CO AMERICAN TOWER ASSET SUB, LLC	2632 W PASEO 10 PRESIDENTIAL WAY	KANSAS CITY WOBURN	MO MA	64108-3012 01801



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

July 3, 2024

RE: Public Hearing: CU-2024-250
American Tower Asset Sub 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 American Tower Asset Sub LLC, requesting the renewal of a Conditional Use Permit for the continual operation of a 147-foot monopole for wireless communications in District AG (Agriculture) at 1320 Blue Ridge Boulevard.

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, July 18, 2024 at 8:30 a.m. in the Large Conference Room, 2nd Floor, Historic Truman Courthouse, 112 W. Lexington, Independence, MO.
3, 2024

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
CONDITIONAL USE PERMIT APPLICATION

APPLICANT INFORMATION:

1. Application must be filed with the Jackson County Planning and 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- 2024-250

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: **AMERICAN TOWER ASSET SUB, LLC**
Address: 10 Presidential Way, Woburn, MA 01801
Phone: (781) 926-4500
 - b. Owner(s) Name: **DOUGLAS INVESTMENT CO.**
Address: 2632 W Paseo Blvd, Kansas City, MO 64108-3012
Phone: (816) 221-3075

- c. Agent(s) Name: Lawrence Fleming
Address: American Tower, 10 Presidential Way, Woburn, MA 01801
Phone: (781) 926-7354
- d. Applicant's interest in Property: **Perpetual Easement Holder**

2. A CONDITIONAL USE PERMIT IS HEREBY REQUESTED for the following described use: Telecommunication Tower and Facilities for a period of 25 ^{PERPETUAL} years; property described as follows: a tract of land 2,500 square feet/acres in size located at 1320 S BLUE RIDGE BLVD, KANSAS CITY, MO 64126.

Present Zoning District: Heavy Industrial (HI)

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

4. Present Use of Property: Cemetery with Existing Telecommunications Tower and Facilities

5. Proposed Use of Property: Cemetery with Telecommunications Tower and Facilities

6. Estimated Time Schedule for Development: N/A, this is an existing facility where applicant is seeking to renew existing conditional use permit with no new construction proposed.

7. What effect will your proposed development have on the surrounding properties? **The Telecommunications Tower and Facilities provide critical wireless cellular telephone and internet connectivity to the surrounding community. Proximity to the tower provides enhanced speed and connectivity, which generates economic advantages for users, and can facilitate emergency services communication. The abutters to the Property consist of a 193 acre cemetery, three undeveloped woodland tracks, and a warehouse.**

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? N/A _____

9. Describe the source/method which provides the following services, and what effect the development will have on same:

a. Water N/A _____

b. Sewage disposal N/A _____

c. Electricity KP&L pole within 100' of site, impact negligible _____

d. Heating N/A _____

e. Fire and Police protection Jackson County _____

10. Describe existing road width and condition: 12' wide concrete access road off of Blue Ridge Blvd (Public Right-of-Way), 8" thick within right of way and 4" thick within Property, with 16' locked steel access gate. Roadway in good condition.

11. What effect will proposed development have on existing road and traffic conditions? Very little impact on existing road and traffic conditions. The facility is unmanned with periodic maintenance vehicles accessing the site one or twice per year or as needed.

12. 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): N/A _____

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)

Tara K Johnson

4/29/24

DOUGLAS INVESTMENT CO

By: *Margaret Robinson*

Applicant(s):

5/17/24

AMERICAN TOWER ASSET SUB, LLC

By: Margaret Robinson, VP, US Legal

Contract Purchaser(s):

STATE OF

Ohio

COUNTY OF

Lucas

On this 29 day of April, in the year of 2024, before me the undersigned notary public, personally appeared Tara K Johnson

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

Alison H Day

Commission Expires

7/14/2028

STATE OF

Massachusetts

COUNTY OF

Middlesex

On this 7th day of May, in the year of 2024, before me the undersigned notary public, personally appeared Margaret Robinson

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

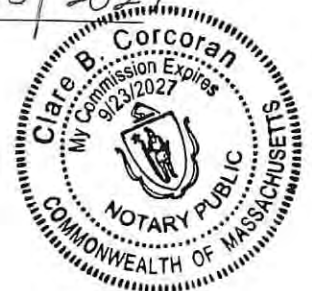
[Signature]

Commission Expires

9/23/2027



Alison H. Day
Notary Public, State of Ohio
My Commission Expires:
07/14/2028





1320

S BLUE RIDGE BLVD

STARK AVE



VICINITY MAP

AMERICAN TOWER®

SITE NAME: MAYWOOD MO 6
SITE NUMBER: 305873
SITE ADDRESS: 1320 BLUE RIDGE BLVD
 KANSAS CITY, MO 64126



LOCATION MAP

CONDITIONAL USE PERMIT RENEWAL

COMPLIANCE CODE	PROJECT SUMMARY	PROJECT DESCRIPTION	SHEET NO.	DESCRIPTION	REV.	DATE	BY:
ALL WORK SHALL BE PERFORMED AND MATERIALS INSTALLED IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE BUILDING CODES AS ADOPTED BY THE LOCAL GOVERNING JURISDICTION. ALL WORK SHALL BE CONSTRUCTED TO PERMIT WORK NOT CONFORMING TO THESE CODES.	<p>SITE ADDRESS: 1320 BLUE RIDGE BLVD KANSAS CITY, MO 64126 COUNTY: JACKSON</p> <p>GEOGRAPHIC COORDINATES: LATITUDE: 38.09410992 LONGITUDE: -94.47865523 GROUND ELEVATION: 938' ANSL</p> <p>ZONING INFORMATION: JURISDICTION: JACKSON COUNTY PARCEL NUMBER: 27-590-02-06-01-04-00-000</p> <p>PROJECT TEAM</p> <p>TOWER OWNER: AMERICAN TOWER ASSET SUB, LLC 1000 MARKET WAY WOBURN, MA 01801</p> <p>PROPERTY OWNER: DOUGLAS INVESTMENT CO 112 W 9TH STREET, SUITE 401 KANSAS CITY, MO 64105</p> <p>ENGINEER: ATC TOWER SERVICES 1 FENTON MAIN STREET SUITE 300 CARY, NC 27511</p> <p>AGENT: LARRY McFLEMING ATTORNEY AT LAW 101 PRESIDENTIAL WAY WOBURN, MA 01801</p>	<p>THIS SUBMITTAL IS FOR THE RENEWAL OF AN EXISTING PERMIT WITH JACKSON COUNTY COUNTY. THIS SET OF DRAWINGS IS INTENDED TO DEPICT EXISTING SITE CONDITIONS. NO CHANGES TO EXISTING ARE PROPOSED.</p> <p>PROJECT NOTES</p> <ol style="list-style-type: none"> THE FACILITY IS UNMANNED. A TECHNICIAN WILL VISIT THE SITE APPROXIMATELY ONCE A MONTH FOR ROUTINE INSPECTION AND MAINTENANCE. EXISTING FACILITY MEETS OR EXCEEDS ALL FAA AND FCC REGULATORY REQUIREMENTS. THE PROJECT WILL NOT RESULT IN ANY SIGNIFICANT LAND DISTURBANCE OR EFFECT OF STORM WATER DRAINAGE. NO SANITARY SEWER, POTABLE WATER OR TRASH DISPOSAL IS REQUIRED. HANDICAP ACCESS IS NOT REQUIRED. <p>PROJECT LOCATION DIRECTIONS</p> <p>FROM DOWNTOWN KANSAS CITY, MO TAKE RAMP (EAST) ONTO I-49 (SOUTH) FOR 3.0 MILES. TURN RIGHT ONTO RAMP. KEEP STRAIGHT TO BEATWAY (EAST) ONTO E TRUMAN RD FOR 3.0 MILES. ROAD NAME CHANGES TO SR-12 (E TRUMAN RD) FOR 0.8 MILES. TURN RIGHT (SOUTH) ONTO STARK AVE FOR 0.1 MILES. TURN LEFT (NORTH) ONTO STARK AVE FOR 0.1 MILES. TURN LEFT (SOUTHWEST) ONTO ACCESS ROAD.</p>	G-001	TITLE SHEET	1	05/10/24	EB
1. INTERNATIONAL BUILDING CODE (IBC)			C-101	OVERALL SITE PLAN	0	04/02/24	EB
2. NATIONAL BUILDING CODE (NEC)			C-102	DETAILED SITE PLAN	0	04/02/24	EB
3. LOCAL BUILDING CODE			C-103	TOWER ELEVATION	0	04/02/24	EB
4. CITY/COUNTY ORDINANCES			C-501	SIGNAGE	0	04/02/24	EB



AMERICAN TOWER SERVICES
 1 FENTON MAIN STREET
 CARY, NC 27511
 PHONE: (919) 488-7112
 COA: 2015011232

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ATC SITE NUMBER:
305873

ATC SITE NAME:
MAYWOOD MO 6

SITE ADDRESS:
 1320 BLUE RIDGE BLVD
 KANSAS CITY, MO 64126



Scott Wirgau
 Digitally signed
 by Scott Wirgau
 Date: 2024.05.10
 12:04:40 -04'00'

DATE DRAWN: 04/02/24	
ATC JOB NO: 14860227_E1	
TITLE SHEET	
SHEET NUMBER: G-001	REVISION: 1

NOTES:
 THIS SET OF DRAWINGS IS INTENDED TO
 IDENTIFY EXISTING CONDITIONS ONLY.
 THE PROJECT WILL NOT RESULT IN ANY
 PROPOSED WORK.
 2. BOUNDARY INFORMATION OBTAINED
 FROM DATATREE ONLINE GIS.

N/F
 LINCOLN INVESTMENT CO
 PARCEL #: 27-310-028-05-00

N/F
 DOUGLAS INVESTMENT CO
 PARCEL #: 27-340-09-08-01-00-000

N/F
 DAN REALTY COMPANY
 PARCEL #: 27-340-03-01-0

N/F
 UNKNOWN
 PARCEL #: N/A

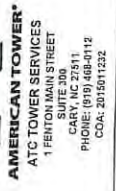
N/F LLC
 SUB-LEASE
 PARCEL #: 27-340-02-05-00-0-00-000

EXISTING
 COMPOUND

EXISTING
 TOWER



- SURVEY LEGEND
- EXISTING PROPERTY
 - EXISTING ADJ. PROPERTY
 - EXISTING EASEMENT
 - EXISTING CONTOUR (MAJOR)
 - EXISTING CONTOUR (MINOR)
 - EXISTING TREELINE
 - EXISTING CHAINLINK FENCE
 - EXISTING BUILDING
 - EXISTING STORM DRAIN
 - EXISTING ROAD (DIRT)
 - EXISTING ROAD (STONE)
 - EXISTING ROAD (PAVED)
 - EXISTING CONCRETE
 - EXISTING LEASE AREA



AMERICAN TOWER®
 ATC TOWER SERVICES
 1 FENTON DRUM STREET
 CARY, NC 27511
 PHONE: (919) 468-0112
 COA: 2015011332

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REV.	DESCRIPTION	BY	DATE
1	FOR CONSTRUCTION	EB	04/09/24

ATC SITE NUMBER
 305873
 ATC SITE NAME
 MAYWOOD MO 6

SITE ADDRESS:
 1320 N BRIDGE BLVD
 KANSAS CITY, MO 64128



Digitally Signed: 2024-05-10

DATE DRAWN:	04/09/24
ATC JOB NO.:	14860227_E1

OVERALL SITE PLAN

SHEET NUMBER	C-101	REVISION	0
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AMERICAN TOWER SERVICES
 ATC TOWER SERVICES
 1 FENTON MAIN STREET
 SUITE 300
 CHARLOTTE, NC 28204
 PHONE: (919) 468-0112
 COA: 2015011232

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REV	DESCRIPTION	BY	DATE
01	FOR CONSTRUCTION	EB	04/09/2024

ATC SITE NUMBER:
305873
 ATC SITE NAME:
MAYWOOD MO 6

SITE ADDRESS:
 1320 BLUE RIDGE BLVD
 KANSAS CITY, MO 64128

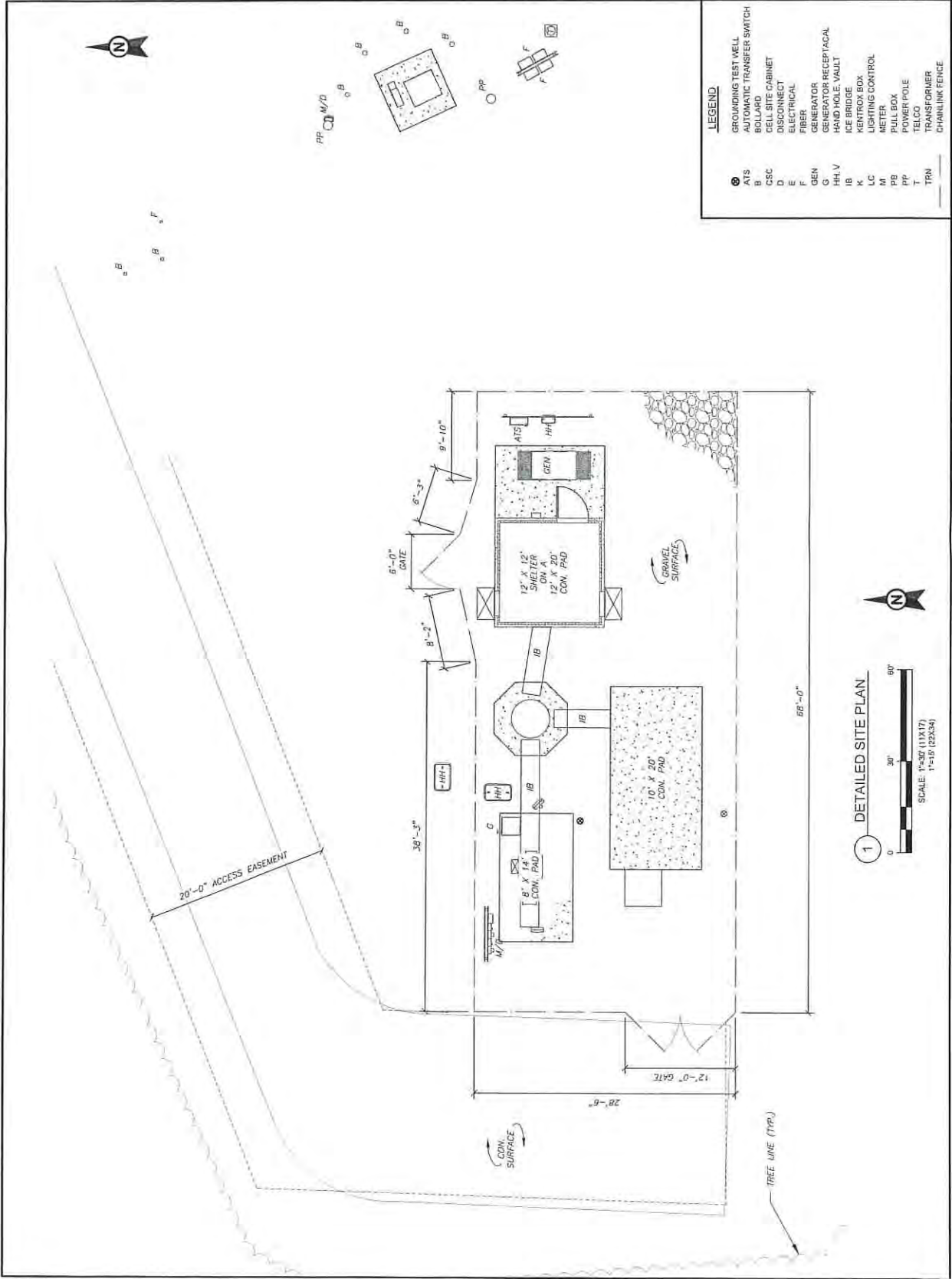


Digitally Signed: 2024-05-10

DATE DRAWN:	04/09/24
ATC JOB NO:	1480227_E1

DETAILED SITE PLAN

SHEET NUMBER:	C-102	REVISION:	0
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LEGEND

⊙	ATS	GROUNDING TEST WELL
B	BOLLARD	AUTOMATIC TRANSFER SWITCH
CSC	BELL SITE CABINET	
D	DISCONNECT	
E	ELECTRICAL	
F	F	
GEN	GENERATOR	GENERATOR RECEPTACLE
HH.V	HAND HOLE VAULT	
IB	ICE BRIDGE	
K	KENTROX BOX	
LC	LIGHTING CONTROL	
M	METER	
PB	PULL BOX	
PP	PULL POLE	
T	TELCO	
TRN	TRANSFORMER	
		CHAINLINK FENCE



1 DETAILED SITE PLAN

AMERICAN TOWER®
ATC TOWER SERVICES
 1 FENTON MANLY STREET
 SUITE 300
 CARY, NC 27511
 PHONE: (919) 468-0112
 COX: 2015011232

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REV.	DESCRIPTION	BY	DATE
01	FOR CONSTRUCTION	EB	04/30/24

ATC SITE NUMBER
305873
 ATC SITE NAME
MAYWOOD MO 6
 SITE ADDRESS:
 1320 BLUE RIDGE BLVD
 KANSAS CITY, MO 64116

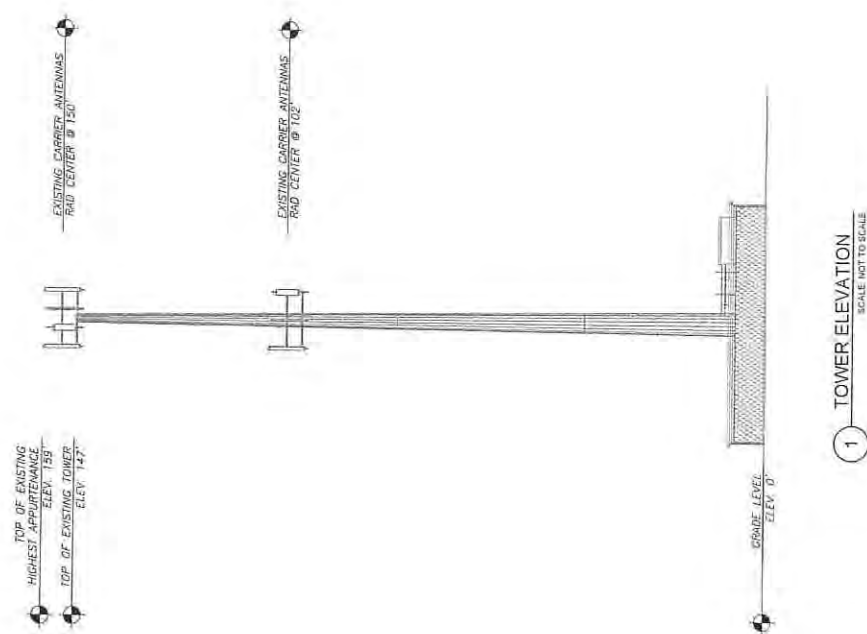


Digitally Signed: 2024-05-10

DATE DRAWN: 04/30/24
 ATC JOB NO: 14660227_E1

TOWER ELEVATION

SHEET NUMBER
C-103
 REVISION
0



1 TOWER ELEVATION
 SCALE: NOT TO SCALE

CAUTION



Beyond this point:
Radio frequency fields at this site may exceed FCC rules for human exposure.

For your safety, obey all posted signs and site guidelines for working in radio frequency environments.

In accordance with Federal Communications Commission rules on radio frequency emissions of CFR 47.1307(h)

NO TRESPASSING



Beyond this point:
Radio frequency fields at this site may exceed FCC rules for human exposure.

For your safety, obey all posted signs and site guidelines for working in radio frequency environments.

In accordance with Federal Communications Commission rules on radio frequency emissions of CFR 47.1307(h)

NO TRESPASSING

FCC TOWER REGISTRATION #

1223924

Posting of sign required by law

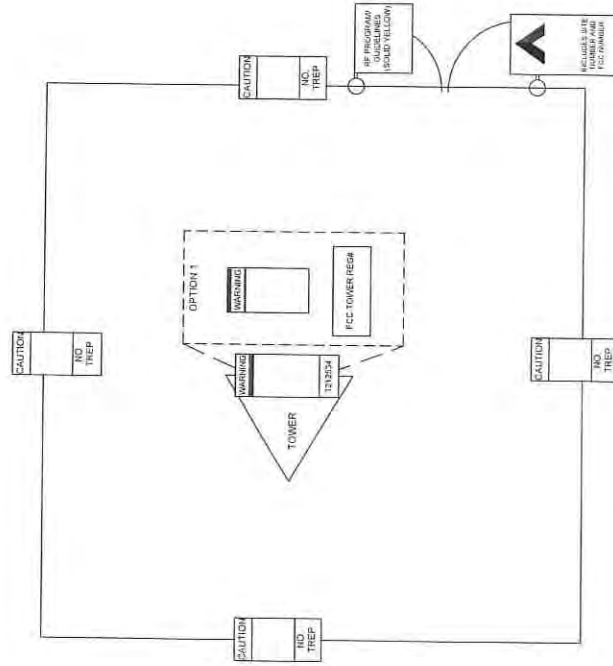
ATC STANDAONE FCC TOWER REGISTRATION SIGN



ATC BE WARNINGS AND FCC NUMBER SIGN

ATC CAUTION AND NO TRESPASSING SIGN

A "NO TRESPASSING" SIGN MUST BE POSTED AT A MINIMUM OF EVERY 50'



EXISTING SIGNAGE PHOTO

THERE MUST BE AN ATC SIGN WITH SITE NUMBER AND FCC REGISTRATION NUMBER AT BOTH THE ACCESS ROAD GATE (GATE OFF OF MAIN ROAD, IF APPLICABLE) AND COMPOUND FENCE (IF NO COMPOUND FENCE, THE SIGN MUST BE PLACED UPON TRUCK LIP). IN ADDITION, PLEASE LOOK AT DIAGRAM FOR ALL ADDITIONAL SIGNS REQUIRED.

OPTION 1 MAY BE USED TO POST TOWER REGISTRATION NUMBERS AT THE BASE OF THE TOWER IF A WARNING SIGN DOES NOT HAVE SPACE FOR THE TOWER REGISTRATION NUMBER.

IMPORTANT: FOR ANY ATC SIGN THAT DOES NOT MEET THE ATC SPECIFICATION FOR SIGNAGE (I.E. SHARP POINT PEN, WORK IN BLACK, 18" X 24" SIGN), THE SIGN MUST BE REPLACED ASAP WITH THE APPROPRIATE PERMANENT SIGN (YOU CAN ORDER THESE THROUGH THE WAREHOUSE).

ONLY LABELS PRINTED BY A ZEBRA LABEL PRINTER WILL BE ACCEPTED.

NOTICE
GUIDELINES FOR WORKING IN RADIOFREQUENCY ENVIRONMENTS

- All personnel should have electromagnetic energy (EME) awareness training.
- All personnel entering this site must be authorized.
- Obey all posted signs.
- Assume all antennas are active.
- Before working on antennas, notify owners and disable appropriate transmitters.
- Maintain minimum 3 feet clearance from all antennas.
- Do not step in front of antennas.
- Use personal RF monitors while working near antennas.
- Never operate transmitters without shields during normal operation.
- Do not operate base station antennas in equipment room.

ATC RF PROGRAM NOTICE SIGN



SITE NAME: MAYWOOD MO 6
SITE NUMBER: 305873
FCC REGISTRATION #: 1223924

FOR LEASING INFORMATION: FOR EMERGENCIES CALL:
877-282-7483 877-518-6937
877-ATC-SITE 877-51-TOWER

NO TRESPASSING
www.americantower.com
POSTING OF THIS SIGNAGE REQUIRED BY LAW

ATC SITE SIGN

REPLACEMENT OF SIGNAGE

AS SIGNAGE BECOMES STOLEN, DAMAGED, BRITTLE OR FADED, IT SHOULD BE REPLACED WITH SIGNAGE PER THIS SPECIFICATION. ANY SIGNAGE THAT IS NEWER THAN THE NEW SIGNS POSTED WITHIN 90 DAYS UNLESS OTHERWISE SPECIFIED. ALL SIGNS MUST BE REPLACED WITHIN 30 DAYS UNLESS OTHERWISE SPECIFIED. ALL SIGNS REMOVED WITHIN 30 DAYS UNLESS OTHERWISE SPECIFIED. ALL FCC OR REGULATORY SIGNAGE MUST BE INSTALLED OR REPLACED AS REQUIRED TO MEET OUR STANDARD. SIGNS SHOULD BE REPLACED ON THE SAME DAY AS THE ORIGINAL SIGNAGE BY COMPETENT SITE MANAGERS, UNLESS OTHERWISE REQUIRED ON A CASE-BY-CASE BASIS.

NOTE:

EXTERIOR SIGNS ARE NOT PROPOSED EXCEPT AS REQUIRED BY THE FCC. ALL EXISTING SIGNAGE AND ANY FUTURE SIGNAGE WILL BE COMPLIANT WITH STATUTE 16A-43.4 NO HIGH-VOLTAGE SIGNAGE IS NECESSARY. NO HIGH-VOLTAGE EQUIPMENT PRESENT.



AMERICAN TOWER SERVICES*
ATC TOWER SERVICES
 1 FENWICK STREET
 SUITE 300
 CARY, NC 27511
 PHONE: (919) 468-0172
 COX: 2615011232

THESE DRAWINGS CHECKS THE ACCURACY OF THE INFORMATION PROVIDED AS INSTRUMENTS OR SERVICE ARE THE PROPERTY OF AMERICAN TOWER SERVICES. THE INFORMATION PROVIDED HEREIN IS FOR YOUR INFORMATION ONLY. THE INFORMATION PROVIDED HEREIN IS NOT TO BE USED FOR ANY OTHER PURPOSES. THE INFORMATION PROVIDED HEREIN IS NOT TO BE USED FOR ANY OTHER PURPOSES. THE INFORMATION PROVIDED HEREIN IS NOT TO BE USED FOR ANY OTHER PURPOSES.

REV.	DESCRIPTION	BY	DATE
1	FOR CONSTRUCTION	EB	04/09/24

ATC SITE NUMBER
305873
ATC SITE NAME
MAYWOOD MO 6

SITE ADDRESS:
 1320 BLUE RIDGE BLVD
 KANSAS CITY, MO 64126

SEAL:



Digitally Signed: 2024-05-10

DATE DRAWN: 04/09/24
ATC JOB NO: 14869227-ET

SIGNAGE

SHEET NUMBER
C-501

REVISION
0



STAFF REPORT

PLAN COMMISSION

July 18, 2024

RE: RZ-2024-680

Applicant: Amie Weiland

Location: 34405 E. Pink Hill Road

Area: 5.04 ± acres

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

Purpose: The purpose is to create a single-family residence.

Current Land Use and Zoning in the Area:

The zoning in the area is Agricultural and Residential.

The applicant wishes to divide off the North 5.04 acres that contains the existing dwelling.

The remaining 5.00 will remain within District AG. This tract will be unbuildable unless is it absorbed into an adjacent property.

County Plan:

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

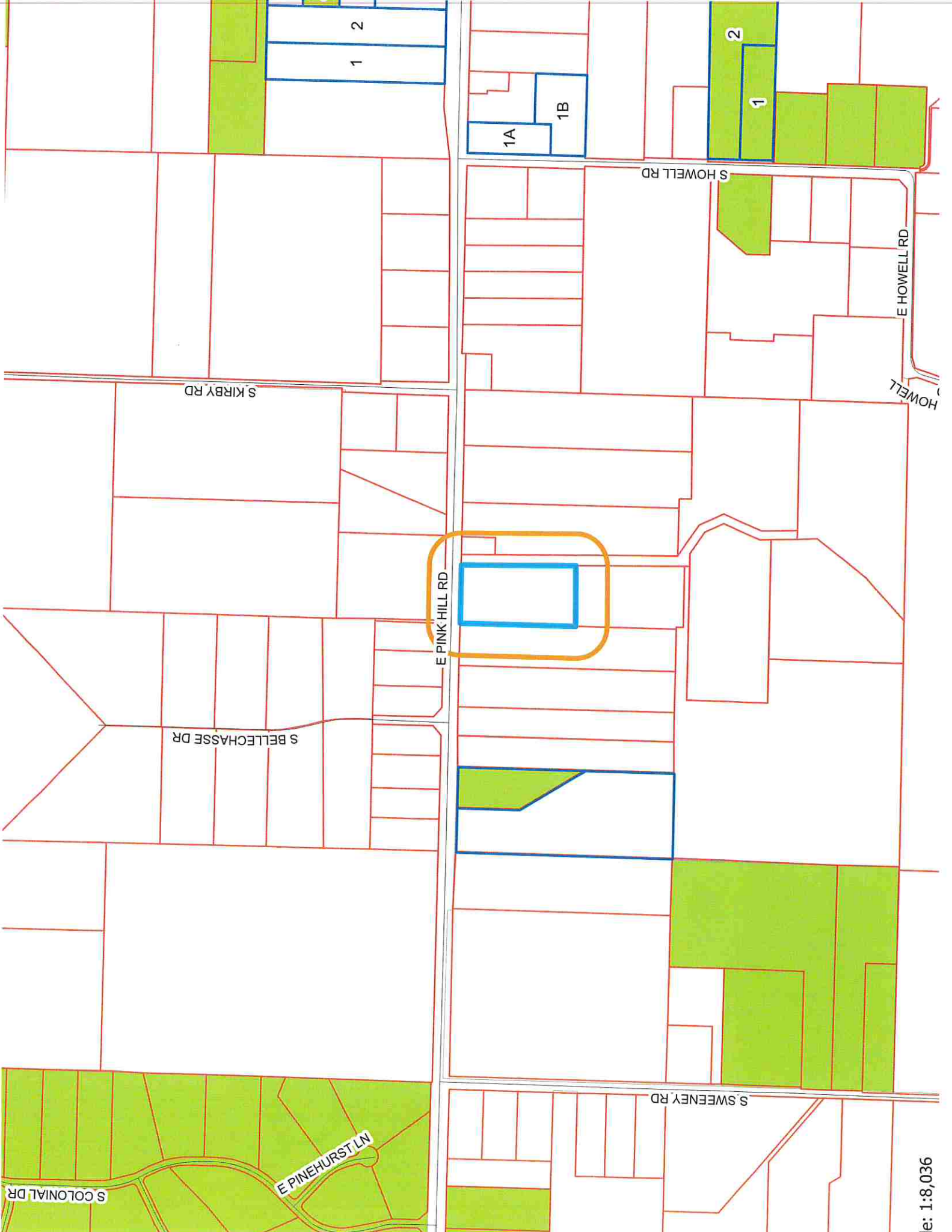
Recommendation:

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

Staff recommends APPROVAL of RZ-2024-680.

Respectfully submitted,

Jackson County Public Works
Development Division
Randy Diehl, Administrator



RZ-2024-680

Property Owners Within 185 feet

parcel	owner	address	city	state	zip
22-700-03-22-00-0-00-000	ROMIG JAMES	34308 E PINKHILL RD	GRAIN VALLEY	MO	64029
22-700-03-03-00-0-00-000	ZELLMER RICHARD C & PAULA GAMM	34406 E PINK HILL RD	GRAIN VALLEY	MO	64029
37-100-02-10-00-0-00-000	HALE JOSHUA D & REARDON KAREN A	34509 E PINK HILL RD	GRAIN VALLEY	MO	64029
37-100-02-11-00-0-00-000	WHISENAND RUSSELL D	34503 E PINK HILL RD	GRAIN VALLEY	MO	64029
37-100-02-03-00-0-00-000	MOREY JAY E	34307 E PINK HILL RD	GRAIN VALLEY	MO	64029
22-700-03-21-00-0-00-000	ROMIG JAMES	34308 E PINKHILL RD	GRAIN VALLEY	MO	64029
37-100-02-14-00-0-00-000	VANARSDALL DENNIS & CINDY	34501 E PINK HILL RD	GRAIN VALLEY	MO	64029
37-100-02-12-00-0-00-000	WIELAND AMIE	2120 VALRICO HEIGHTS BLVD	VALRICO	FL	33594
	GILLOTTI STEVE	34405 E PINK HILL 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

July 3, 2024

RE: Public Hearing: RZ-2024-680
Amie M Wieland

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 Amie M Wieland for a change of zoning from District AG (Agricultural) on 5.04 ± acres to District Re (Residential Estates). The purpose is to create a single-family residential lot at 34405 E. Pink Hill 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, July 18, 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

**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- 680

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:

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

a. Applicant(s) Name: Amie M Wieland

Current Mailing Address: 2120 Valrico Heights Blvd Valrico FL 33594

Phone: 816-606-9721 email: AmieWieland@gmail.com

→ b. Legal Owner of Property: Steve Gillotti

Current Mailing Address: 34405 E Pink Hill Rd Grain Valley Mo 64029

Phone: 816 489 1033 email: ExileJoker72@gmail.com

b. Legal Owner of Property: _____

Current Mailing Address: _____

Phone: _____ email: _____

2. General location (Road Name) South side E Pink Hill Road
1/4 mile west of Howell Road
3. Present Zoning AG Requested Zoning RE
4. AREA (sq. ft. / acres) 437,436 Ac / 10.0422 Ac B.
5. Legal Description of Property: (Write Below or provide copy of deed and survey)
See attached.
6. Present Use of Property: AG & Residential
7. Proposed Use of Property: AG & Residential
8. Proposed Time Schedule for Development: Immediate
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:
- Water Provider Dist 17
 - Sewage disposal: Onsite Waste Water Public Sewer
 - Electricity West Central Elec
 - Fire and Police protection Fire - Grain Valley - Police - Co. Sheriff
12. Describe existing road width and condition: _____
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): _____

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 _____ Date _____
Property Owner(s) Amie M Wieland June 4 2024
Amie M Wieland

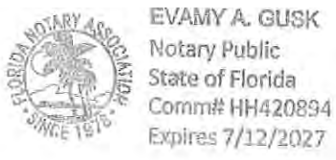
STATE OF FLORIDA
COUNTY OF PALM BEACH

On this 4TH day of JUNE, in the year of 2024, before me the undersigned notary public, personally appeared AMIE M WIELAND

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 Evamy A. Gusk Commission Expires JULY 12, 2027





PINK HILL GARDEN
 MINOR SUBDIVISION

ALL OF TRACT B SHOWN ON PPS # 18511, HEREIN BEING PART OF THE E 1/4, NW 1/4, SECTION 24-T-49-R-30, JACKSON COUNTY, MISSOURI



VICINITY MAP
 SECTION 24-T-49-R-30
 1/4" = 1" SCALE

DEDICATION:
 THE PROGRESSORS OF THE TRACT OR LAND DESCRIBED IN THIS DEED HAVE CAUSED THE SAME TO BE SUBDIVIDED IN THE MANNER SHOWN HEREON WHICH SHALL HEREAFTER BE KNOWN AS

PINK HILL GARDEN

HEREBY ALL THOUGH THE LINES SHOWN ON THIS PLAN AND NOT HERETOFORE DEDICATED TO PUBLIC USE ARE HEREBY SO DEDICATED.

EASEMENTS:
 AN EASEMENT OR LICENSE OR HEREBY GRANTED TO JACKSON COUNTY, MISSOURI TO LOCATE, CONSTRUCT AND MAINTAIN OR TO AUTHORISE THE LOCATION, CONSTRUCTION AND MAINTENANCE OF ANY HIGHWAY, ROAD, SIDEWALK, UTILITY CONDUIT, STRUCTURES FOR WATER, GAS, SANITARY WASTEWATER, SEWERAGE, TELEPHONE, CABLE TV, OR ANY OTHER PUBLIC SERVICE OR UTILITY, ANY OR ALL OF WHICH MAY BE HEREIN REFERRED TO AS "UTILITIES", OR TO CONVEY OR TO CONVEY THIS PLAN AS UTILITY EASEMENT (ULE) AND WITHIN ANY STREET OR THROUGHWAY DEDICATED TO PUBLIC USE ON THIS PLAN. ALL EASEMENTS SHALL BE SET FREE AND UNENCUMBERED TO THE PUBLIC AND SHALL REMAIN IN FULL FORCE AND EFFECT WITHIN THE TRACT, WITH, IN THE PROPER SENSE, AND CONTIGUOUS USE AND MAINTENANCE OF THE SAME AND EMPLOYED OF INDEPENDENCE, MISSOURI AND THE PORTLAND TRACT OF 1908 UPON AND EASEMENT IN THE CONVEYING OF THE RIGHTS GRANTED IN THIS DOCUMENT.

BUILDING SET BACK LINES:
 BUILDING SET BACK LINES (BLS) OF SIX (6) FEET SHALL APPLY TO THE FRONT, SIDE AND REAR PORTION THEREOF SHALL BE CONSTRUCTED BETWEEN THE LINE AND THE STREET RIGHT-OF-WAY LINE.

IN THE FUTURE:
 THE SUBJECT TRACT, A SINGLE PLOT, HAS CAUSED THESE EASEMENTS TO BE SHOWN THIS _____ DAY OF _____, 20__.

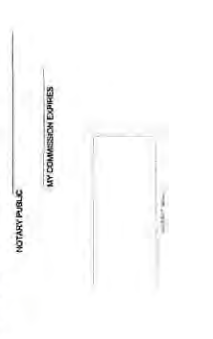
_____ ANNE WIELAND _____

NOTARY CERTIFICATION:

I, _____, Notary Public for the State of Missouri, do hereby certify that on the _____ day of _____, 20__, before me the undersigned Notary Public, personally appeared ANNE WIELAND, a SINGLE INDIVIDUAL, who acknowledged the execution of the foregoing instrument and being duly sworn by me, she acknowledged that she executed this instrument as her free, full and lawful act and deed.

IN WITNESS WHEREOF:
 I have hereunto set my hand and affixed my seal, this ____ day of _____, 20__.

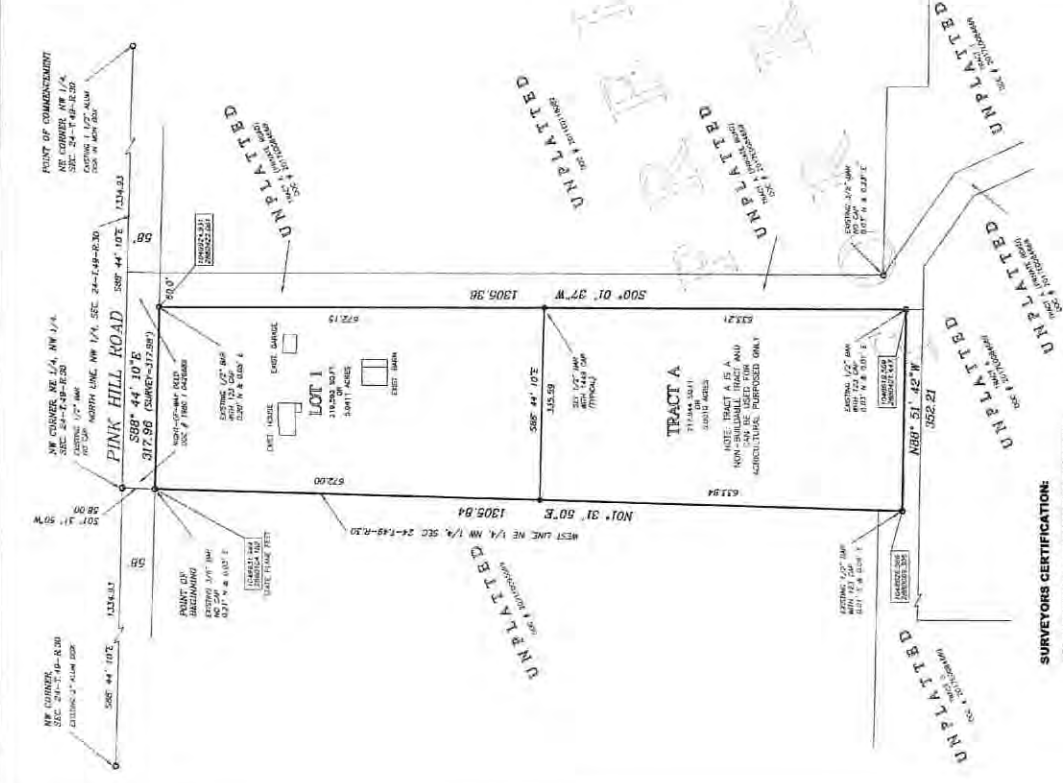
 NOTARY PUBLIC



PROPERTY DESCRIPTIONS:

1. THE PROPERTY DESCRIBED HEREIN IS 3.26 ACRES, BEING 174.58 SQ. FT. OF TRACT B SHOWN ON PPS # 18511, HEREIN BEING PART OF THE E 1/4, NW 1/4, SECTION 24-T-49-R-30, JACKSON COUNTY, MISSOURI. THE PROPERTY IS BOUND BY THE WEST LINE OF SAID TRACT B, 317.98 FEET; BY THE SOUTH LINE OF SAID TRACT B, 598.44 FEET; BY THE EAST LINE OF SAID TRACT B, 317.98 FEET; AND BY THE NORTH LINE OF SAID TRACT B, 317.98 FEET. THE PROPERTY IS ALSO BOUND BY THE WEST LINE OF SAID TRACT B, 317.98 FEET; BY THE SOUTH LINE OF SAID TRACT B, 598.44 FEET; BY THE EAST LINE OF SAID TRACT B, 317.98 FEET; AND BY THE NORTH LINE OF SAID TRACT B, 317.98 FEET. THE PROPERTY IS ALSO BOUND BY THE WEST LINE OF SAID TRACT B, 317.98 FEET; BY THE SOUTH LINE OF SAID TRACT B, 598.44 FEET; BY THE EAST LINE OF SAID TRACT B, 317.98 FEET; AND BY THE NORTH LINE OF SAID TRACT B, 317.98 FEET.

- SURVEY NOTES:**
1. ALL EASEMENTS ARE SHOWN ON THIS PLAN WITH CLEAR AND UNAMBIGUOUS BOUNDARIES.
 2. THE BOUNDARIES AND COORDINATES SHOWN HEREON ARE BASED ON THE MISSOURI COORDINATE SYSTEM OF 1983. WEST ZONE. BY GPS OBSERVATIONS IN JULY 2024 USING THE ADJUSTED THEODOLITE GRAVITY CORRECTIONS (AGCS) METHODOLOGY. THE ADJUSTED THEODOLITE GRAVITY CORRECTIONS (AGCS) METHODOLOGY IS DESCRIBED IN THE MISSOURI DEPARTMENT OF REVENUE'S "AGCS" DOCUMENT (NOVEMBER 2019).
 3. THE SOURCE OF THE COORDINATE DATA FOR THIS SURVEY WAS OBTAINED FROM THE MISSOURI DEPARTMENT OF REVENUE'S "AGCS" DOCUMENT (NOVEMBER 2019).
 4. A TITLE REPORT WAS NOT PROVIDED BY THE CLIENT TO DISCLOSE EASEMENTS OR POINTS OF INTEREST THAT MAY AFFECT THE SUBJECT PROPERTY. THE SURVEYOR HAS CONDUCTED VISUAL SEARCHES OF PUBLIC RECORDS TO IDENTIFY ANY EASEMENTS OR POINTS OF INTEREST THAT MAY AFFECT THE SUBJECT PROPERTY.
 5. THIS SURVEY HAS BEEN CONDUCTED IN ACCORDANCE WITH THE MISSOURI PROFESSIONAL LAND SURVEYOR ACT AND THE CURRENT MISSOURI STANDARDS FOR PROFESSIONAL SURVEYING.
 6. THE SUBJECT PROPERTY IS LOCATED IN ZONE "X" AS SHOWN ON LLOOD HAZARD RATE MAP NUMBER 2008-03-D-1-G HAVING AN EFFECTIVE DATE OF DECEMBER 1, 2008. THE SUBJECT PROPERTY IS NOT SUBJECT TO SPECIAL FLOOD HAZARD DETERMINATION BY THE MISSOURI DEPARTMENT OF REVENUE'S "AGCS" METHODOLOGY.
 7. THE SURVEYOR'S CERTIFICATION STATEMENT IS SUBJECT TO THE MISSOURI DEPARTMENT OF REVENUE'S "AGCS" METHODOLOGY. THE SURVEYOR'S CERTIFICATION STATEMENT IS SUBJECT TO THE MISSOURI DEPARTMENT OF REVENUE'S "AGCS" METHODOLOGY. THE SURVEYOR'S CERTIFICATION STATEMENT IS SUBJECT TO THE MISSOURI DEPARTMENT OF REVENUE'S "AGCS" METHODOLOGY.



SURVEYORS CERTIFICATION:
 I HEREBY CERTIFY THAT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF, WE HAVE PERFORMED A SURVEY OF THE PROPERTY DESCRIBED HEREON IN ACCORDANCE WITH THE CURRENT MISSOURI STANDARDS FOR PROFESSIONAL LAND SURVEYING AS JOINTLY ADOPTED BY THE MISSOURI PROFESSIONAL LAND SURVEYORS AND LANDSCAPE ARCHITECTS AND THE MISSOURI DEPARTMENT OF AGRICULTURE, LAND SURVEY AND THE MISSOURI DEPARTMENT OF REVENUE'S "AGCS" METHODOLOGY.

JACKSON COUNTY APPROVALS:

PUBLIC WORKS DEPT. _____ DATE _____

AGRICULTURE DEPT. _____ DATE _____

JEREMY GARD T-5-143 DATE _____

GARD HORIZON LLC
 1400 WEST GARDEN HIGHWAY, SUITE 100
 JACKSON COUNTY, MISSOURI 64501
 Phone: 816-251-8000
 Fax: 816-251-8001
 Email: info@gardhorizon.com

MINOR SUBDIVISION
 ALL OF TRACT B SHOWN ON PPS # 18511, HEREIN BEING PART OF THE E 1/4, NW 1/4, SECTION 24-T-49-R-30, JACKSON COUNTY, MISSOURI

ANNE WIELAND
 SINGLE INDIVIDUAL
 1400 WEST GARDEN HIGHWAY, SUITE 100
 JACKSON COUNTY, MISSOURI 64501
 Phone: 816-251-8000
 Fax: 816-251-8001
 Email: info@gardhorizon.com

1 1

STAFF REPORT

PLAN COMMISSION

July 18, 2024

RE: RP-2024-681

Applicant: Jacob Davis

Location: 13513 S. Sam Moore Road

Area: 9.43 ± acres

Request: Revision of the site plan for Planned zoning within District LI-p (Light Industrial-Planned)

Purpose: The purpose is to for a self-storage facility.

Current Land Use and Zoning in the Area:

This is a request for an amendment to the Planned Zoning approved February 26, 2024 (Ordinance 5832).

The Unified Development Code (UDC) requires that a site plan be submitted for Planned zonings illustrating the proposed buildings and lot arrangements.

The applicant has submitted a revised site plan for the proposed development. The changes are significant enough that a revised site plan is required.

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 RP-2024-681.

Respectfully submitted,

Jackson County Public Works
Development Division
Randy Diehl, Administrator



RP-2024-681

Property Owners Within 1000 feet

parcel	owner	address	city	state	zip
74-100-04-14-00-0-00-000	BURL GREGORY S & NICOLE F	13718 S SAM MOORE RD	LONE JACK	MO	64070
74-100-04-02-00-0-00-000	BYNUM ENTERPRISES LTD	13520 S SAM MOORE RD	LONE JACK	MO	64070
74-100-04-10-00-0-00-000	PETERSON JESSICA & BREHM MATTHEW	13613 S SAM MOORE RD	LONE JACK	MO	64070
74-100-04-01-01-0-00-000	C C K LLC	1733 NE PARKWOOD DR	LEES SUMMIT	MO	64014
74-100-04-12-00-0-00-000	C C K LLC	1733 NE PARKWOOD DR	LEES SUMMIT	MO	64014
74-100-01-01-00-0-00-000	CHAMNESS ROBERT M TRUSTEE	1993 NW US 50 WEST	LONE JACK	MO	64070
74-100-01-10-00-0-00-000	D BOSWELL REALTY LLC	15922 S EVANS RD	PLEASANT HILL	MO	64080
74-100-04-05-01-0-00-000	HARRIS TODD W & ELLIE M	13717 S SAM MOORE RD	LONE JACK	MO	64070
74-100-04-17-00-0-00-000	LARIVIERE LUCINDA	9414 LESLIE AVE	KANSAS CITY	MO	64139
74-100-04-15-00-0-00-000	LIAMS JONATHAN	13708 S SAM MOORE RD	LONE JACK	MO	64070
74-100-01-09-00-0-00-000	PIPES BRIAN K	13408 S AL GOSSETT RD	LONE JACK	MO	64070
74-100-04-11-00-0-00-000	SCHNEPF MICHAEL J & BARBARA L TRUST	13703 S SAM MOORE RD	LONE JACK	MO	64070
74-100-04-16-00-0-00-000	SELDOMRIDGE BROOKE	1973 NW 100 RD	KINGSVILLE	MO	64061
74-100-01-08-01-2-00-000	TERRY JOHN W & LINDA D	13322 S AL GOSSETT RD	LONE JACK	MO	64070
74-100-04-13-00-0-00-000	GREESON CHARLES A & JACQUELINE R	39903 E BOSWELL RD	LONE JACK	MO	64070



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

July 3, 2024

RE: Public Hearing: RZ-2024-681
Jacob Davis & Heather Schmidlein

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 Jacob Davis for a change of a Planned in District LI-p (Light Industrial-Planned) on 9.43 ± acres for a self-storage facility at 13513 S. Sam Moore 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, July 18, 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,

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

**JACKSON COUNTY, MISSOURI
PLANNED DEVELOPMENT ZONING APPLICATION**

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. Provide Site Development Plan and supporting documentation as provided in UDC Section 24003.18 paragraph e (See Item 14).
6. A signed statement by applicant that applicant understands and agrees that rezoning granted under this section may be revoked should actual use of the property deviate materially if planned development is granted.
7. The filing fee (non-refundable) must accompany application.
(Check payable to Manager of Finance)
\$350.00 - Change of Zoning to Residential / Planned Development
\$500.00 - Change of Zoning to Commercial or Industrial / Planned Development

TO BE COMPLETED BY OFFICE PERSONNEL ONLY:

Rezoning Case Number RP- 2024-681
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: Heather Schmidlein & Jacob Davis
Address: PO Box 216, Mission, KS 66201
Phone 913 231 6067
 - b. Owner(s) Name: Jacqueline Ruth Greeson, Trustee, or successor Trustees, of the Greeson Trust dated August 24, 2023
Address: _____

Boundary Map? No

If so, will any improvements be made to the property which will increase or decrease the elevation? N/A

11. Describe the source/method which provides the following services, and what effect the development will have on same:

- a. Water PWSD 15
- b. Sewage disposal N/A
- c. Electricity Evergy
- d. Fire and Police protection Lone Jack Fire District / Sheriff

12. Describe existing road width and condition: Paved

13. What effect will proposed development have on existing road and traffic conditions? Minimal, similar to prior use

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): N/A

15. **PLANNED ZONING APPLICATION SHALL INCLUDE SITE DEVELOPMENT PLAN:**
An accurate, legible site plan, drawn to scale and containing the following information:

- a. the legal description of subject property;
- b. the limits, dimensions, and square footage/acreage of property and the development of property adjacent to the area within three hundred (300) feet;
- c. the topography in intervals no greater than ten (10) feet;
- d. general location and width of all proposed streets and public rights-of-way, such as pedestrian ways and easements.
- e. entrances and exits from streets or indication of the criteria for entrance and exit

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) B.A.D. _____ 06/04/2024 _____
Applicant(s): _____
Contract Purchaser(s): _____

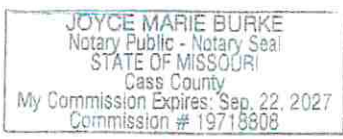
STATE OF Missouri
COUNTY OF Cass

On this 4th day of June, in the year of 2024, before me
the undersigned notary public, personally appeared B.A.D.

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 Joyce Marie Burke Commission Expires Sept. 22, 2027



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)

Applicant(s):

JamN Dawn
Heather Schmitz

6/5/24
6/5/24

Contract Purchaser(s):

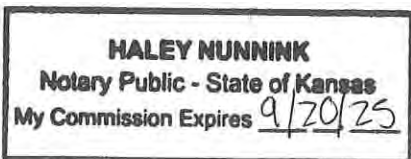
STATE OF Kansas
COUNTY OF Johnson

On this 5th day of May ^{HN}June, in the year of 2024, before me the undersigned notary public, personally appeared Heather Schmitz
and Jacob Davis

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 Haley Nunnink Commission Expires 9/20/2025





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S AL GOSSETT RD

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E 50 HWY, WB

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E 50 HWY, EB

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S SAM MOORE RD

13520

13604

13613

13616

Scale: 1:2,107

Jackson County, MO GIS Department

Rev.	Date	Description	By	App.

Prepared For:
 JACOB DAVIS AND HEATHER SCHMIDTLEIN
 PO BOX 216
 MISSION, KS 66201
 JACOBDAVIS21@GMAIL.COM
 (913) 231-6067



SITE PLAN
K&D STORAGE
JACKSON COUNTY, MO

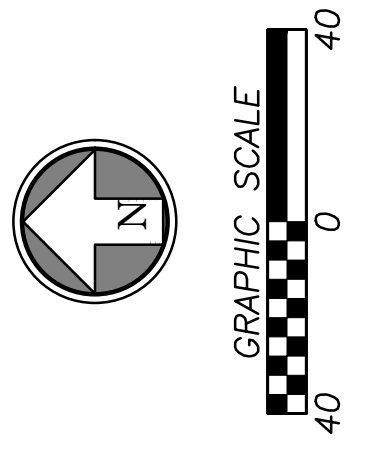
Design: JQ	Drawn: JQ
Checked: ST	
Issue Date: 04/08/24	
Project Number: 041110	

C1.0



SITE LEGEND

[Hatched Pattern]	PROPOSED BUILDING
[Diagonal Lines]	MEDIUM DUTY ASPHALT PAVEMENT
[Dotted Pattern]	CONCRETE SIDEWALK
[Horizontal Lines]	PARKING STALL COUNT
[Double Line]	STANDARD CURB & GUTTER
[Stippled Pattern]	GRAVEL SURFACE



- CONSTRUCTION NOTES**
- 01 LEAD FREE, WATER-BORNE EMULSION BASED TRAFFIC PAINT FOR PARKING LOT STRIPING (WHITE ON ASPHALT & YELLOW ON CONCRETE).
 - 02 PROPOSED 20' FENCE GATE.
 - 03 PROPOSED 3' PEDESTRIAN GATE.
 - 04 ENTRANCE GATE ROLLARD.
 - 05 APWA STANDARD DETAILS (D-1 & D-2)
 - 07 WASH BAY
- DETAILS**
- 000 SEE CONSTRUCTION DETAILS - SHEETS C5-0-5.2
 - 002 CONCRETE CURB & GUTTER; RE. LEGEND FOR TYPE
 - 006 MEDIUM DUTY ASPHALT PAVEMENT
 - 014 CONCRETE SIDEWALK
 - 019 SIDEWALK RAMP (PRIVATE)
 - 021 (ADA) HANDICAP PARKING STRIPING
 - 022 (ADA) HANDICAP PARKING SIGNAGE

- 01
- 02
- 03
- 04
- 05
- 06
- 07

US HWY 50

SOUTH SAM MOORE ROAD

DETENTION AREA

PROPOSED STORAGE BUILDING

PROPOSED STORAGE BUILDING

PROPOSED STORAGE BUILDING

PROPOSED STORAGE BUILDING

PROPOSED TWO-STORY STORAGE BUILDING

PROPOSED STORAGE BUILDING

PROPOSED STORAGE BUILDING

PROPOSED STORAGE BUILDING

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STAFF REPORT

PLAN COMMISSION

July 18, 2024

RE: RZ-2024-682

Applicant: Samantha & Levi Irwin

Location: 26109 E. Flynn Road

Area: 5.00 ± acres

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

Purpose: The purpose is to create a single-family residential lot.

Current Land Use and Zoning in the Area:

The zoning in the area is Agricultural and Residential.

Land use is single family residences.

Property sizes range from 3.00 acres to larger tracts.

The applicant wishes to place the existing dwelling on a 5.00-acre lot. The remaining 12.48 acres will remain within District AG, since it is over 10.00 acres in size.

County Plan:

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

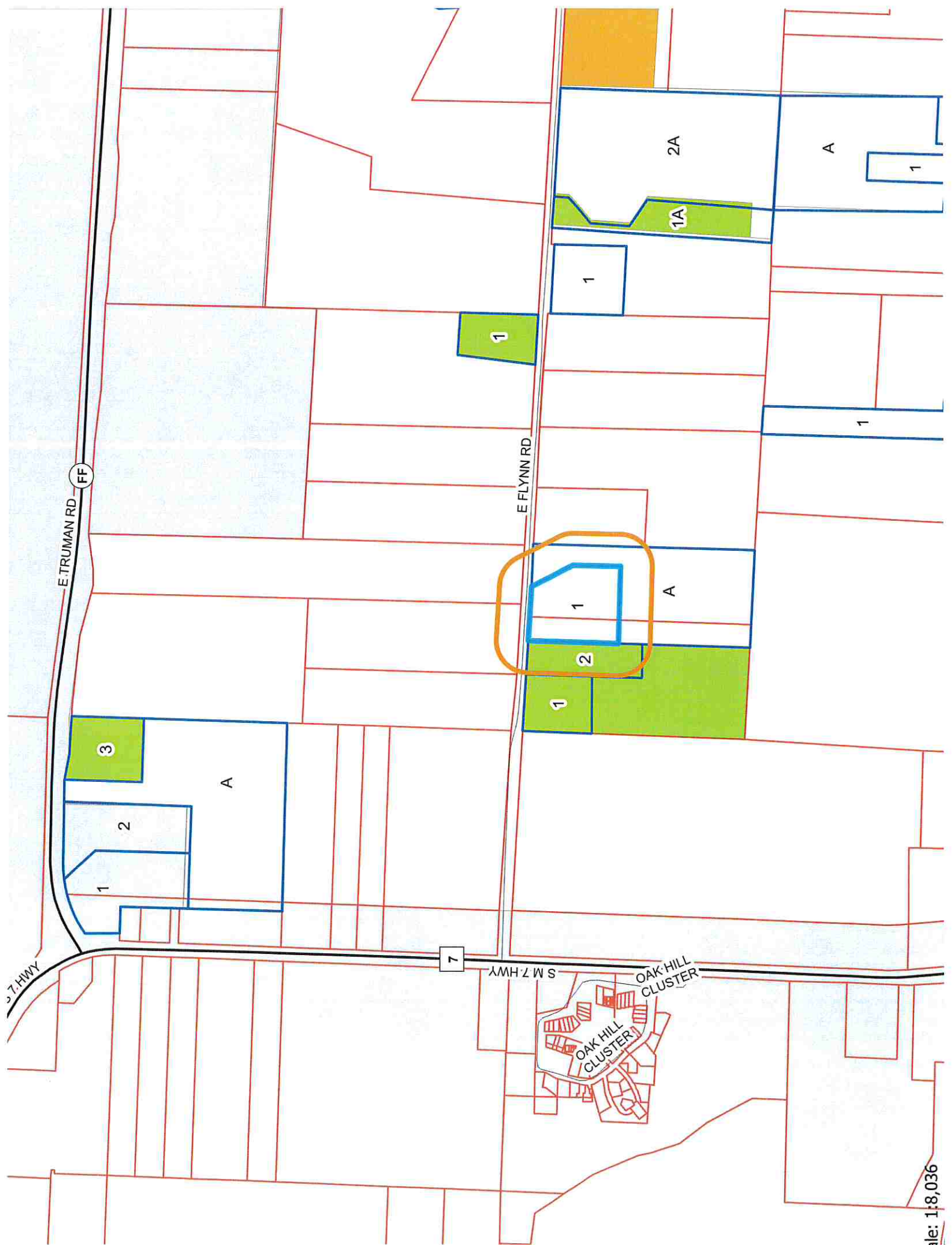
Recommendation:

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

Staff recommends APPROVAL of RZ-2024-682.

Respectfully submitted,

Jackson County Public Works
Development Division
Randy Diehl, Administrator



RZ-2024-682

Property Owners Within 185 feet

parcel	owner	address	city	state	zip
23-400-02-10-00-0-00-000	RIECHMANN DONALD E & JOY L	26006 E FLYNN RD	INDEPENDENCE	MO	64057
23-400-03-09-01-0-00-000	PORTER BRENDA ELAINE-TRUSTEE	11262 GARNETT ST	OVERLAND PARK	KS	66210
23-400-03-02-02-0-00-000	BROGGI WILLIAM E JR & VICKIE L	26403 E FLYNN RD	INDEPENDENCE	MO	64057
23-400-02-12-00-0-00-000	RIECHMANN DONALD E & JOY L	26006 E FLYNN RD	INDEPENDENCE	MO	64057
23-400-03-14-00-0-00-000	GIESEKE LINDA J	26103 E FLYNN R	INDEPENDENCE	MO	64057
23-400-03-03-01-0-00-000	IRWIN SAMANTHA KAYE & LEVI ERIC	26109 E FLYNN RD	INDEPENDENCE	MO	64057
23-400-03-02-01-0-00-000	IRWIN SAMANTHA KAYE & LEVI ERIC	26109 E FLYNN RD	INDEPENDENCE	MO	64057



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

July 3, 2024

RE: Public Hearing: RZ-2024-682
Samantha & Levi Irwin

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 Samantha & Levi Irwin for a change of zoning from District AG (Agricultural) on 5.00 ± acres to District RE (Residential Estates). The purpose is to create a single-family residential lot at 26109 E. Flynn 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, July 18, 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,

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

Jackson County Public Works
Development Division
Randy Diehl, Administrator

**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- 2024-682

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: Samantha and Levi Irwin
Address: 26109 E Flynn Rd
Independence Mo 64057
Phone: 816-585-6107
 - b. Owner(s) Name: Samantha and Levi Irwin
Address: 26109 E Flynn Rd, Indep. Mo 64057
Phone: 816-585-6107
 - c. Agent(s) Name: _____

SKINES87 @ GMAIL. COM

Address: _____

Phone: _____

d. Applicant's interest in Property: _____

2. General location (Road Name) 26109 E. FLYNN RD.

3. Present Zoning AG Requested Zoning ~~RE~~ RE

4. AREA (sq. ft. / acres) ~~16.7 ACRES~~ 5.00

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

SEE ATTACHED

6. Present Use of Property: RESIDENTIAL

7. Proposed Use of Property: RESIDENTIAL

8. Proposed Time Schedule for Development: LAND DIVISION - 2 TO 3 MONTHS

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

ADDITION OF ONE RESIDENTIAL 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 Public water district unchanged

b. Sewage disposal Septic unchanged

c. Electricity Evergy unchanged

d. Fire and Police protection Jackson county unchange

12. Describe existing road width and condition: asph Blacktop 24ft wide

13. What effect will proposed development have on existing road and traffic conditions? ADDITION OF ONE RESIDENTIAL LOT

14. Are any state, federal, or other public agencies approvals or permits required for the proposed development? NO, ONLY JACKSON COUNTY

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)

Justin
Steele

6-7-24
6-7-24

Applicant(s):

Justin
Steele

6-7-24
6-7-24

Contract Purchaser(s):

NA

NA

STATE OF

Missouri

COUNTY OF

Jackson

On this 07th day of June, in the year of 2024, before me the undersigned notary public, personally appeared Bamatha Swain and Kevi Swain only

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.

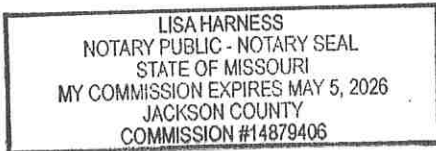
In witness whereof, I hereunto set my hand and official seal.

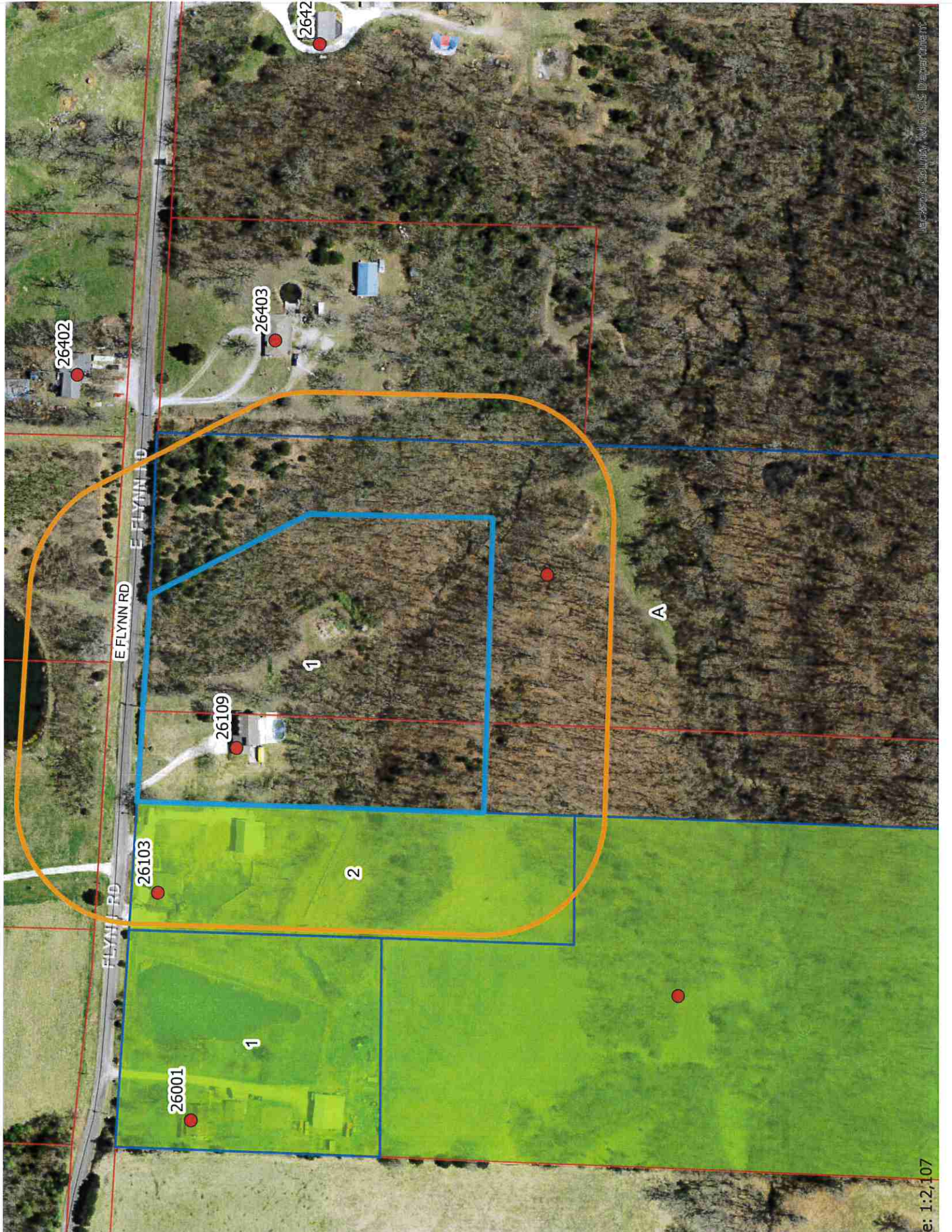
Notary Public

Lisa Harness

Commission Expires

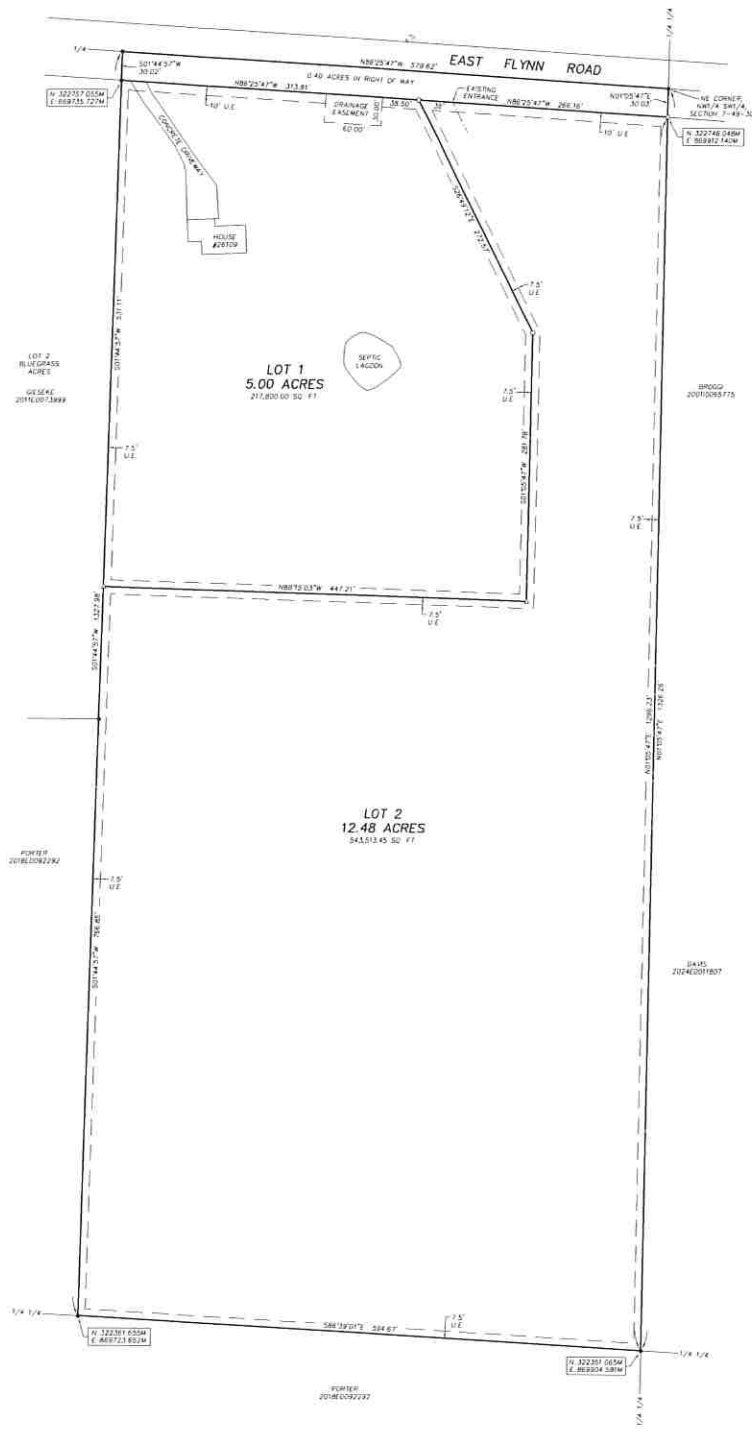
05-05-2026





IRWIN ACRES

PRELIMINARY PLAT
IN THE NW1/4 SW1/4 SECTION 7, T49N, R30W,
JACKSON COUNTY, MISSOURI



DESCRIPTION
THAT PART OF THE NW1/4 OF THE SW1/4 OF SECTION 7, TOWNSHIP 49 NORTH OF THE BASE LINE RANGE 30 WEST OF THE FIFTH PRINCIPAL MERIDIAN, JACKSON COUNTY, MISSOURI, BEING DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF SAID NW1/4 SW1/4, THENCE NORTH 82°34'24\"/>

EASEMENTS
AN EASEMENT OF LICENSE IS HEREBY GRANTED TO JACKSON COUNTY, MISSOURI, TO LOCATE, CONSTRUCT AND MAINTAIN OR AUTHORIZE LOCATION, CONSTRUCTION, MAINTENANCE AND USE OF POLES, WIRES, CABLES AND/OR STRUCTURES FOR WATER, GAS, SANITARY SEWER, STORM SEWER, ELECTRICITY, TELEPHONE, CABLE TV, OR ANY OTHER PUBLIC SERVICE OR UTILITY, ANY OR ALL OF THEM UPON, OVER OR UNDER THOSE AREAS OUTLINED AND DESIGNATED UPON THIS PLAT AS UTILITY EASEMENT (U.E.), DRAINAGE EASEMENT (D.E.), WATER EASEMENT (W.E.) OR SEWER EASEMENT (S.E.), AND WITHIN ANY STREET OR THROUGHFARE, DEDICATED TO PUBLIC USE ON THIS PLAT, WHERE AN EASEMENT IS DEDICATED TO A SPECIFIC USE, THE USE THEREOF SHALL BE RESTRICTED TO SAID USE. ALL EASEMENTS SHALL BE KEPT FREE AND CLEAR OF ANY BUILDINGS, STRUCTURES OR OTHER OBSTRUCTIONS (EXCEPT DRIVEWAYS, PAVED AREAS, GRASS, SHRUBS, AND FENCES) WHICH WOULD INTERFERE WITH AT THE PROPER CARE AND CONTINUOUS USE AND MAINTENANCE OR RECONSTRUCTION OF THE FACILITIES LOCATED WITH SAID EASEMENTS AND BY THE AGENTS AND EMPLOYEES OF JACKSON COUNTY, MISSOURI AND ITS FRANCHISED UTILITIES FROM LONG TERM SAID EASEMENTS IN THE EXERCISE OF THE RIGHTS GRANTED BY SAID EASEMENT.

STREETS AND RIGHS
STREETS, RIGHTS AND THROUGHFARES SHOWN ON THIS PLAT AND NOT HERETOFORE DEDICATED FOR PUBLIC USE ARE HEREBY SO DEDICATED.

DEDICATION
THE UNDERSIGNED PROPRIETORS OF THE ABOVE DESCRIBED TRACT HAVE CAUSED THE SAME TO BE SUBDIVIDED IN THE MANNER SHOWN HEREON, WHICH SUBDIVISION SHALL BE KNOWN AS IRWIN ACRES.

IN TESTIMONY WHEREOF, SAMANTHA KATE IRWIN AND LEVI ERIC IRWIN HAVE SUBSCRIBED THEIR NAMES
THIS _____ DAY OF _____, 2024.
SAMANTHA KATE IRWIN LEVI ERIC IRWIN
STATE OF MISSOURI)
COUNTY OF JACKSON)

BE IT REMEMBERED THAT ON THIS _____ DAY OF _____, 2024, BEFORE ME, A NOTARY PUBLIC IN AND FOR THE COUNTY OF JACKSON, MISSOURI, PERSONALLY APPEARED SAMANTHA KATE IRWIN AND LEVI ERIC IRWIN, KNOWN TO ME TO BE THE PERSONS WHOSE NAMES ARE SET FORTH IN THE FOREGOING INSTRUMENT AND SO ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES HEREIN STATED IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY NOTARIAL SEAL, THE DAY AND YEAR ABOVE WRITTEN.

MY COMMISSION EXPIRES _____ NOTARY PUBLIC
BY: PUBLIC WORKS DEPARTMENT DATE _____
BY: JACKSON COUNTY ASSESSOR DATE _____

LOCATION MAP



NOTES
1. BEARINGS SHOWN HEREON ARE GIVEN BEING BASED ON THE MISSOURI COORDINATE SYSTEM OF 1983, WEST ZONE, AS DEVELOPED FROM GPS OBSERVATIONS.
2. ALL CORNERS (ELEVATION INFORMATION FOR THE SURVEYED TRACT CAN BE FOUND IN INSTRUMENT NUMBER 2001005775).
3. NO CURVED BOUNDARY OR INTERFERENT SEARCH HAS BEEN MADE BY THIS SURVEYOR FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, DISCREPANCY FILE (EVENTS), OR ANY OTHER FACTS THAT MAY AFFECT THE ACCURACY AND CORRECTNESS OF THIS SURVEY.
4. THIS SURVEY MEETS OR EXCEEDS THE ACCURACY STANDARDS OF A RURAL CLASS SURVEY AS SET FORTH BY THE MISSOURI STANDARDS FOR PROPERTY BOUNDARY SURVEYS (2016 CSR 200.01-10.040).
5. THE LOCATION AND/OR EXISTENCE OF UTILITY SERVICE LINES TO THE SUBJECT PROPERTY AND THEREON ARE NOT SHOWN.
6. THE WORDS 'EASEMENT' OR 'EASEMENTS' AS SHOWN AND USED HEREON MEANS AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THE FACTS OF THE SURVEY AND DOES NOT CONSTITUTE A WARRANTY OF GUARANTEE, ENFORCEMENT OF WHICH IS DEEMED TO BE NECESSARY.
7. THIS INSTRUMENT IS MADE TO THE PARTIES NAMED HEREIN AND IS NOT TRANSFERABLE TO PERSONS NOT NAMED OR SUBSEQUENT OWNERS.

SURVEYOR'S CERTIFICATION
I HEREBY CERTIFY THAT THIS SURVEY WAS PREPARED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION, AND THAT I AM A duly REGISTERED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MISSOURI, AND THAT THIS SURVEY WAS PERFORMED IN ACCORDANCE WITH THE REQUIREMENTS OF THE CURRENT MISSOURI STANDARDS FOR PROPERTY BOUNDARY SURVEYS (2016 CSR 200.01-10.040) ADMITTED BY THE MISSOURI BOARD FOR ARCHITECTS, PROFESSIONAL ENGINEERS, PROFESSIONAL LAND SURVEYORS AND PROFESSIONAL LANDSCAPE ARCHITECTS. IF THIS DOCUMENT DOES NOT HAVE AN EMBOSSED SEAL AND A STAMP IN RED INK, IT SHOULD BE ASSUMED TO CONTAIN UNAUTHORIZED ALTERATIONS.

Sisco Land Surveying, LLC
PO BOX 84
LEXINGTON, MO 64067
PHONE: (800) 254-2800
sisco@mlsusa.com
MISSOURI STATE CERTIFICATE
OF AUTHORITY #20110000033

RECORDED BY DEEDS
DATE: MAY 14, 2024
PROD. #. SLS-24-85

THOMAS G SISCO
MO P.L.S. 2003013180

STAFF REPORT

PLAN COMMISSION

July 18, 2024

RE: RZ-2024-679

Applicant: 8801 Truman Road LLC

Location: 8801 Truman Road

Area: 1.01 ± acres

Request: Change of zoning from District LB (Agricultural) to District GB (General Business)

Purpose: The purpose is to redevelop the tract for an adult novelty store and laundromat.

Current Land Use and Zoning in the Area:

The zoning in the area is commercial, industrial and residential.

The applicant wants to relocate an existing adult store from 8401 E. Truman Road to this location. The development plan would be to raze the existing Moonlight Book Store and construct a 4,000 square foot retail store. An additional 3,700 square foot retail space would be used as a laundromat or other commercial activity.

The bookstore was operating as a legal non-conforming use within District LB (Local Business) and has been closed since 2019 or 2020.

The Unified Development Code states (24003.26.g) that "When a nonconforming use is discontinued for a consecutive period of 180 days, the property involved may thereafter be used for conforming purposes".

Adult uses that are subject to Chapter 43 of the Jackson County Code are not allowed within District LB.

Since the 180-day period allowing the non-conformity for adult use has expired the property must be rezoned to District GB (General Business) and have a Condition Use Permit granted.

(An application for Conditional Use Permit is pending as CU-2024-251).

Water service in Blue Summit is provided by the City of Independence and the sanitary sewers are maintained by the City of Kansas City.

Currently there is access from Truman Road and Stark Avenue. The proposed development will not have direct access off Truman Road.

There will be approximately 32 parking spaces provided.

There is an apartment planned for employee use located on the second floor of the 4,000 square foot building.

Permitted uses with District GB also include uses within District LB. An accessory dwelling is allowed as an Accessory Use with District LB.

The property will need to be replatted into one contiguous lot to consolidate the current three lots and to eliminate the 12-foot alley.

County Plan:

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

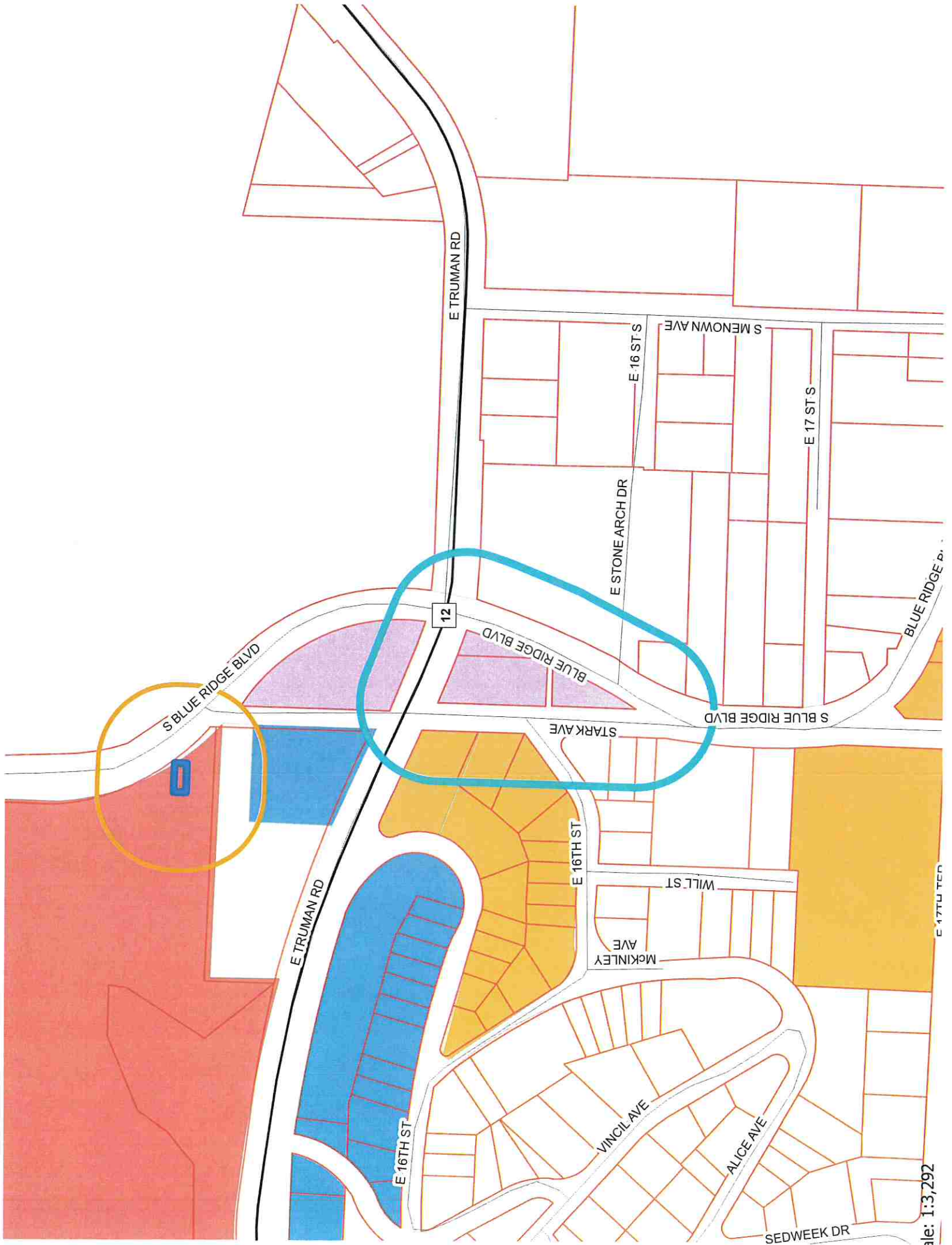
Recommendation:

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

Staff recommends APPROVAL of RZ-2024-679.

Respectfully submitted,

Jackson County Public Works
Development Division
Randy Diehl, Administrator



12

S BLUE RIDGE BLVD

E TRUMAN RD

BLUE RIDGE BLVD

E STONE ARCH DR

E 16 ST S

S MENOWN AVE

E 17 ST S

BLUE RIDGE BLVD

S BLUE RIDGE BLVD

STARK AVE

BLUE RECTANGLE

E TRUMAN RD

E 16TH ST

WILL ST

McKINLEY AVE

E 17TH ST

E 16TH ST

VINCIL AVE

ALICE AVE

SEDWEEK DR

Scale: 1:3,292

RZ-2024-679 & CU-2024-251

Property Owners Within 185 feet

parcel	owner	address	city	state	zip
27-230-06-19-00-0-00-000	CIM EXPO LLC	4741 CENTRAL AVE STE 230	KANSAS CITY	MO	64112
27-340-09-01-00-0-00-000	SCOGGINS BILLY & SHIRLEY L	600 STARK AVE	KANSAS CITY	MO	64126
27-340-09-37-00-0-00-000	STOTTS ERNEST EUGENE	8015 WILSON RD	KANSAS CITY	MO	64125
27-340-09-38-00-0-00-000	STOTTS ERNEST EUGENE	8015 WILSON RD	KANSAS CITY	MO	64125
27-340-09-35-00-0-00-000	DAHL CHRIS	1614 STARK AV	KANSAS CITY	MO	64126
27-340-08-25-00-0-00-000	WAR INC	7419 N GRANBY AVE	KANSAS CITY	MO	64151
27-230-06-05-00-0-00-000	CEDILLO JOE	518 PROSPECT AVE	KANSAS CITY	MO	64124
27-230-02-01-00-0-00-000	LANDMARK MORTGAGE COMPAN	300 W 11TH ST	KANSAS CITY	MO	64105
27-230-01-14-01-0-00-000	WINNER ROAD PROPERTIES LLC	2345 GRAND BLVD STE 2200	KANSAS CITY	MO	64108
27-340-08-27-02-0-00-000	WAR INC	7419 N GRANBY AVE	KANSAS CITY	MO	64151
27-230-06-17-00-0-00-000	CIM EXPO LLC	4741 CENTRAL AVE STE 230	KANSAS CITY	MO	64112
27-340-08-27-01-0-00-000	WAR INC	7419 N GRANBY AVE	KANSAS CITY	MO	64151
27-230-03-02-00-0-00-000	8801 TRUMAN LLC	8801 E TRUMAN RD	KANSAS CITY	MO	64126
27-230-03-01-00-0-00-000	8801 TRUMAN LLC	8801 E TRUMAN RD	KANSAS CITY	MO	64126
27-230-03-03-00-0-00-000	8801 TRUMAN LLC	8801 E TRUMAN RD	KANSAS CITY	MO	64126



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

July 3, 2024

RE: Public Hearing: RZ-2024-679 & CU-2024-251
8801 Truman Road 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 8801 Truman Road LLC for a change of zoning from District LB (Local Business) on 1.01 ± acres to District GB (General Business). The purpose is to redevelop the tract for an adult store and laundromat at 8801 E. Truman Road and requesting a Conditional Use Permit for a period of five years to operate an adult novelty store on 1.01 ± acres in District GB (General Business) at 8801 E. Truman 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, July 18, 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,

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

**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- 2024-679

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: RB Architecture Engineering Const
Address: 11661 College Blvd, Ste 104
Overland Park, KS 66210
Phone: (913) 375-7659
- b. Owner(s) Name: Kewal Singh
Address: 8801 E TRUMAN RD, KANSAS CITY, MO 64126
Phone: (913) 856-3982
- c. Agent(s) Name: _____

Address: _____

Phone: _____

d. Applicant's interest in Property: Designer

2. General location (Road Name) 8801 E Truman Road

UNINCORPORATED, MO 64126

3. Present Zoning LB Requested Zoning GB

4. AREA (sq. ft. / acres) 43995.6 s.f./ 1.01 acres

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

LOT 8, EXCEPT THAT PART THEREOF IN BLUE RIDGE ROAD, AND ALL THAT PART OF LOTS 7 AND 9, LYING WEST OF THE WEST LINE OF BLUE RIDGE ROAD, PARK VIEW, A SUBDIVISION IN KANSAS CITY, JACKSON COUNTY, MISSOURI, ACCORDING TO THE RECORDED PLAT THEREOF.

6. Present Use of Property: Not used abandoned building to be demolished

7. Proposed Use of Property: Adult store, Retail store, laundromat and apartments (work live residential)

The store will be moved from 8401 E Truman Road to this location to allow for Travel Plaza development.

8. Proposed Time Schedule for Development: Spet 2024 to May 2025

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

Improve the area and clean up the site.

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? Grading will increase some and or decrease some parts of the properties.

11. Describe the source/method which provides the following services, and what effect the development will have on same:

a. Water City of Independence

b. Sewage disposal City of Kansas City Missouri

c. Electricity Evergy

d. Fire and Police protection City of Independence

12. Describe existing road width and condition: Located at intersection of Stark and Truman Road. Stark

is paved tow lane street. Truman is MO 12 HWY contains 4 traffic lanes.

13. What effect will proposed development have on existing road and traffic conditions? Driveways to the development will be from Stark only. Existing open access from Truman will be closed.

14. Are any state, federal, or other public agencies approvals or permits required for the proposed development? Plans were send to MODOT for review and they were approved.

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)

Kewal Singh
KEWAL SINGH

05/24/24

Applicant(s):

Riad Baghdad
Riad Baghdad

05/24/24

Contract Purchaser(s):

STATE OF

Missouri

COUNTY OF

Jackson

On this 24 day of May, in the year of 2024, before me the undersigned notary public, personally appeared Kewal Singh & Riad Baghdad

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

TE

Commission Expires

Feb 12, 2027

THERESA BELLAND
NOTARY PUBLIC - NOTARY SEAL
STATE OF MISSOURI
MY COMMISSION EXPIRES FEBRUARY 12, 2027
JACKSON COUNTY
COMMISSION #00414027



Architecture Engineering Construction

June 10, 2024

Randy Diehl
Development Division
Jackson County Public Works
303 W. Walnut Street
Independence, MO 64050

Subject: Rezoning & Conditional Use Application
Adult Store
8801 Truman Road

In the subject applications we are proposing to relocate the existing adult store from 8401 E Truman to the proposed location at 8801 E Truman. This move will allow us to proceed with the development of Travel Plaza at 8401 E Truman.

The proposed development consists of an approximately 4,000 S.F. retail store to be used as adult store, a 3700 S.F. retail space to be used as Laundromat or other commercial activity, and two apartments on the second floor above the retail spaces.

The adult store will open between the hours of 9:00am to 1:00pm Monday through Saturday and from 11:00am to 10:00pm of Sunday. Two employees per shift will work in the store. The store will sell adult magazines, adult toys, DVD's, lubricant oil, Vapes, jewelries and lingerie, etc. Also the store will have approximately 15 DVD video booths.

We have operated the adult store at 8401 for few years and we will maintain the same high quality in operating this store at the new location.

The apartments will be used exclusively for our employees.

11661 College Blvd, Overland Park, KS 66210
Tel (913) 375-7659
Email: riad.baghdadi@yahoo.com



Architecture Engineering Construction

At this time we are considering establishing a Laundromat in the second retail space. In any case, the use of this space will confirm to the new zoning of the lot.

We are looking forward to develop this area and have a high quality and beneficial business operation. We appreciate the County support of our application. We will work with county to insure smooth and successful development.

Applicant:

A handwritten signature in cursive script, appearing to read 'Riad Baghdadi'.

Riad Baghdadi

Owner:

A handwritten signature in cursive script, appearing to read 'Kewal Singh'.

Kewal Singh

1661 COLLEGE BLVD STREET, OVERLAND PARK KANSAS 66210
 TEL: (913) 275-7699 EMAIL: info@bridgeandconstruction.com

BRIDGE AND CONSTRUCTION ARCHITECTURE ENGINEERING



STATE OF KANSAS
 M.J. RESURVEY
 5/25/2023 5:16 PM

NO.	DESCRIPTION	DATE

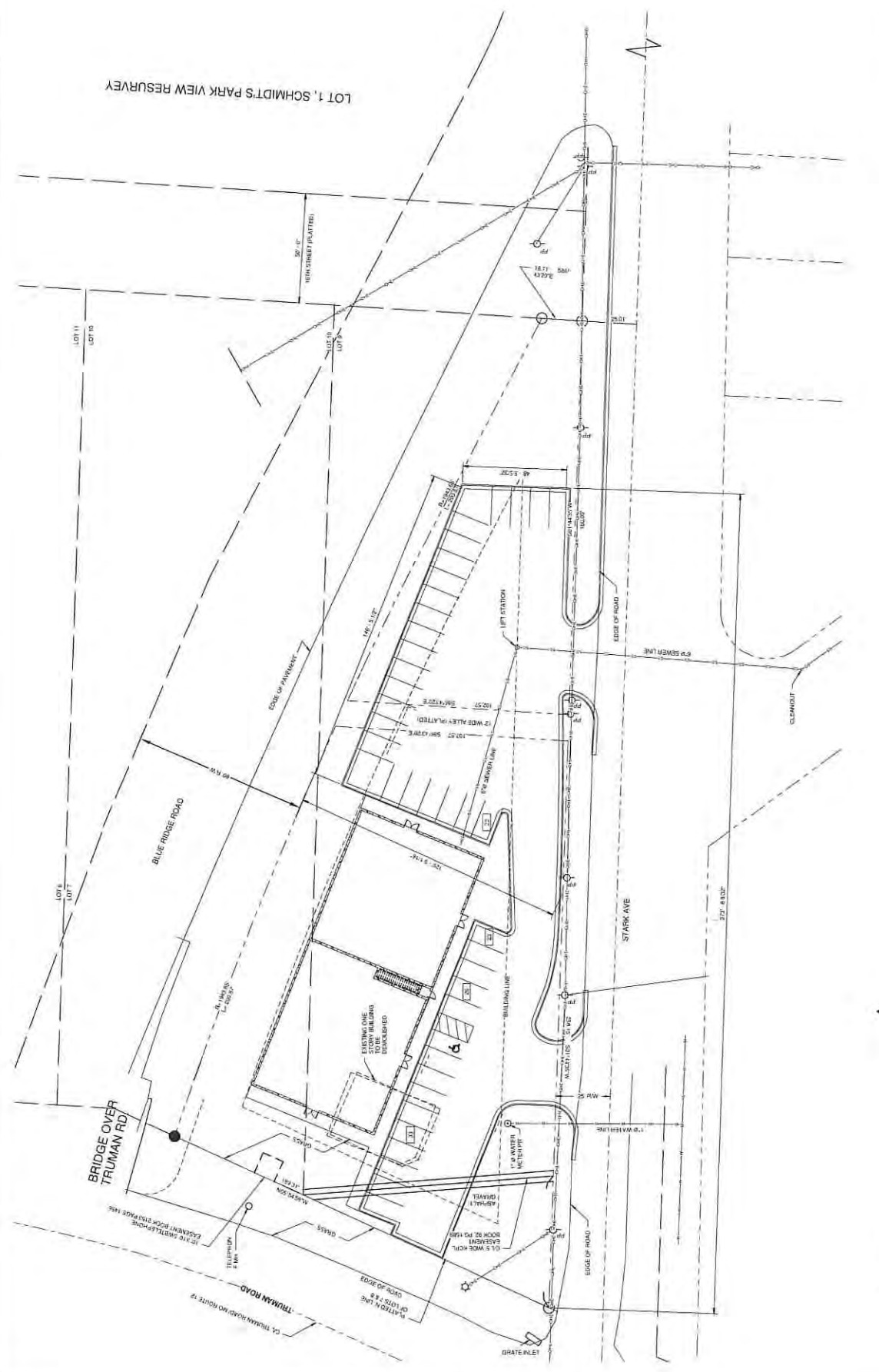
BLUE RIDGE & TRUMANBLN DEVELOPMENT
 8801 E TRUMAN ROAD
 INDEPENDENCE MO 64126

SITE PLAN
 BR ARCHITECTURE ENGINEERING
 COMMON CONSTRUCTION
 THESE PLANS ARE THE PROPERTY OF BR ARCHITECTURE ENGINEERING
 NO PARTS TO BE REPRODUCED OR COPIED IN ANY MANNER OR FOR ANY PURPOSE WITHOUT THE WRITTEN PERMISSION OF BR ARCHITECTURE ENGINEERING
 BR ARCHITECTURE ENGINEERING
 1661 COLLEGE BLVD STREET, OVERLAND PARK, KANSAS 66210
 TEL: (913) 275-7699
 EMAIL: INFO@BRIDGEANDCONSTRUCTION.COM

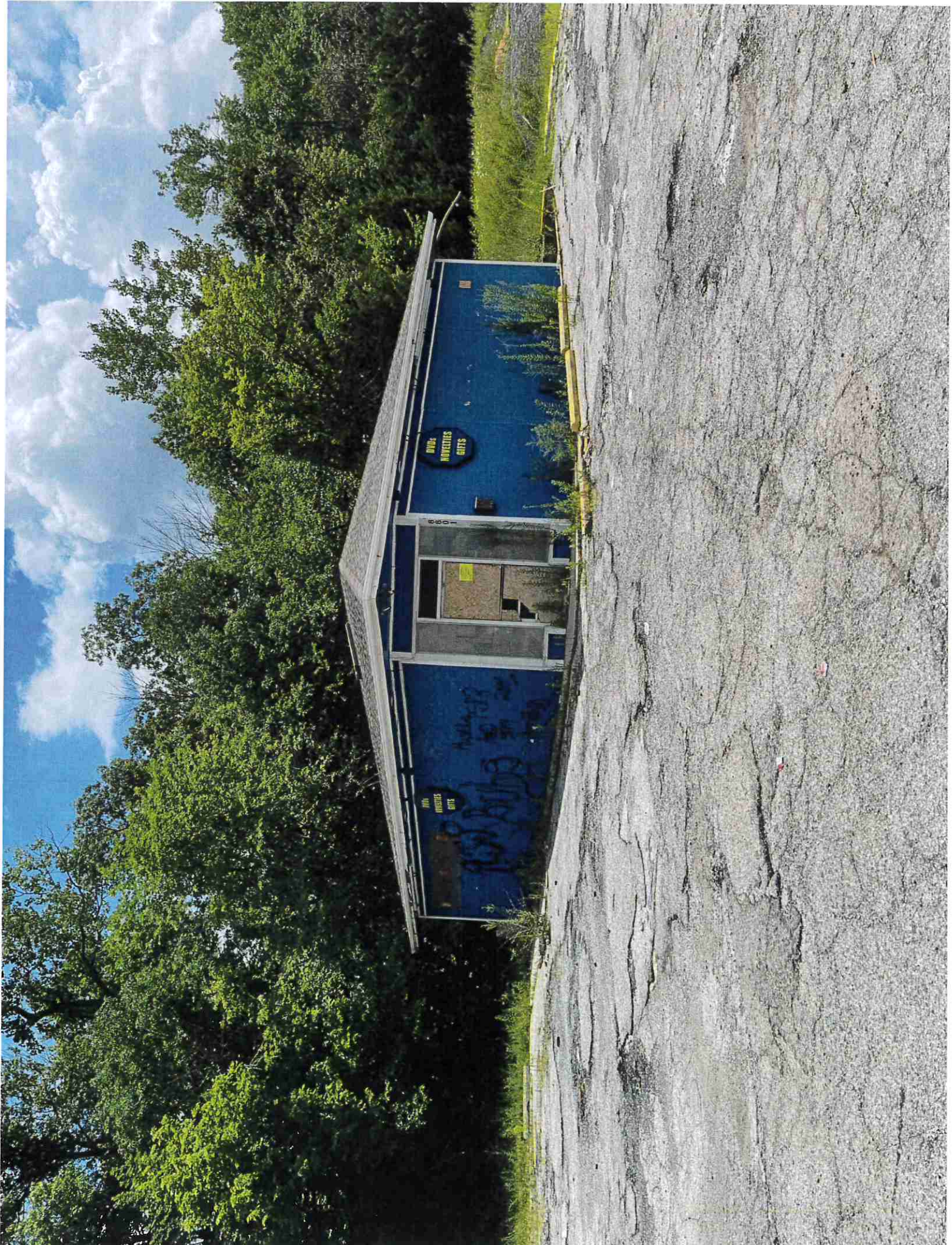
1C1

DATE: 5/25/2023 5:16 PM
 SHEET NO.

SHEET LIST	
SHEET NO.	SHEET NAME
1C1	FRAME BLDG DEVELOPMENT 8801 E TRUMAN ROAD
2A1	
2A2	



BR ARCHITECTURE ENGINEERING
 COMMON CONSTRUCTION
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 BR ARCHITECTURE ENGINEERING
 1661 COLLEGE BLVD STREET, OVERLAND PARK, KANSAS 66210
 TEL: (913) 275-7699
 EMAIL: INFO@BRIDGEANDCONSTRUCTION.COM





STAFF REPORT

PLAN COMMISSION

July 18, 2024

RE: CU-2024-251

Applicant: 8801 Truman Road LLC

Location: 8801 E. Truman Road

Area: 1.01 acres

Request: Requesting a Conditional Use Permit to operate an adult novelty store for a period of 5 years

Zoning Classification: General Business (Pending)

Comments:

The applicant wants to relocate an existing adult store from 8401 E. Truman Road to this location. The development plan would be to raze the existing Moonlight Book Store and construct a 4,000 square foot retail store.

The bookstore was operating as a legal non-conforming use within District LB (Local Business) and has been closed since 2019 or 2020.

The Unified Development Code states (24003.26.g) that "When a nonconforming use is discontinued for a consecutive period of 180 days, the property involved may thereafter be used for conforming purposes".

Adult uses that are subject to Chapter 43 of the Jackson County Code are not allowed within District LB.

Since the 180-day period allowing the non-conformity for adult use has expired the property must be rezoned to District GB (General Business) and have a Condition Use Permit granted.

The store at 8401 E. Truman Road currently has a permit to operate an Adult Entertainment Business with issued by the Jackson County Environmental Health Division.

A new permit will need to be issued for the relocated business.

Conditional Uses within District GB are subject to the following:

24004.9.c.3 - *Adult uses, not located within 1,500 of a church or school and subject to provisions of Chapter 43.*

The Blue Summit Baptist Church sits within the 1,500 radius.

County Plan:

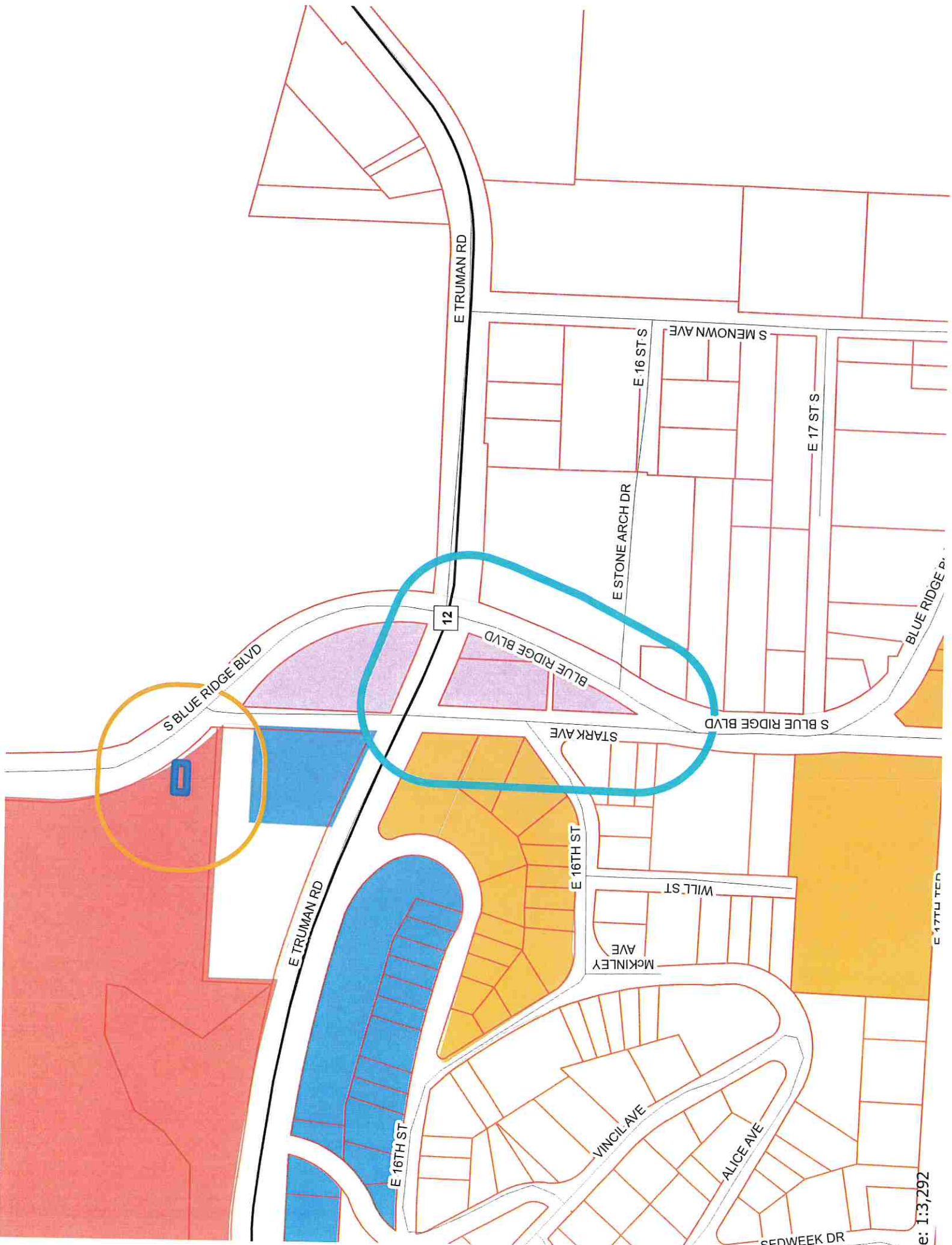
The County Plan Development Diagram illustrates this area within the Urban Development Tier (UDT).

Recommendation:

Staff recommends Disapproval of CU-2024-25.

Respectfully submitted,

Jackson County Public Works
Development Division
Randy Diehl, Administrator



S BLUE RIDGE BLVD

E TRUMAN RD

12

BLUE RIDGE BLVD

E STONE ARCH DR

E 16 ST S

S MENOWN AVE

E 17 ST S

STARK AVE

S BLUE RIDGE BLVD

BLUE RIDGE P.

E TRUMAN RD

E 16TH ST

WILL ST

MCKINLEY AVE

E 17TH TER

E 16TH ST

VINCIL AVE

ALICE AVE

SEDWEEK DR

Scale: 1:3,292



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

July 3, 2024

RE: Public Hearing: RZ-2024-679 & CU-2024-251
8801 Truman Road 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 8801 Truman Road LLC for a change of zoning from District LB (Local Business) on 1.01 ± acres to District GB (General Business). The purpose is to redevelop the tract for an adult store and laundromat at 8801 E. Truman Road and requesting a Conditional Use Permit for a period of five years to operate an adult novelty store on 1.01 ± acres in District GB (General Business) at 8801 E. Truman 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, July 18, 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,

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

RZ-2024-679 & CU-2024-251

Property Owners Within 185 feet

parcel	owner	address	city	state	zip
27-230-06-19-00-0-00-000	CIM EXPO LLC	4741 CENTRAL AVE STE 230	KANSAS CITY	MO	64112
27-340-09-01-00-0-00-000	SCOGGINS BILLY & SHIRLEY L	600 STARK AVE	KANSAS CITY	MO	64126
27-340-09-37-00-0-00-000	STOTTS ERNEST EUGENE	8015 WILSON RD	KANSAS CITY	MO	64125
27-340-09-38-00-0-00-000	STOTTS ERNEST EUGENE	8015 WILSON RD	KANSAS CITY	MO	64125
27-340-09-35-00-0-00-000	DAHL CHRIS	1614 STARK AVE	KANSAS CITY	MO	64126
27-340-08-25-00-0-00-000	WAR INC	7419 N GRANBY AVE	KANSAS CITY	MO	64151
27-230-06-05-00-0-00-000	CEDILLO JOE	518 PROSPECT AVE	KANSAS CITY	MO	64124
27-230-02-01-00-0-00-000	LANDMARK MORTGAGE COMPANY	300 W 11TH ST	KANSAS CITY	MO	64105
27-230-01-14-01-0-00-000	WINNER ROAD PROPERTIES LLC	2345 GRAND BLVD STE 2200	KANSAS CITY	MO	64108
27-340-08-27-02-0-00-000	WAR INC	7419 N GRANBY AVE	KANSAS CITY	MO	64151
27-230-06-17-00-0-00-000	CIM EXPO LLC	4741 CENTRAL AVE STE 230	KANSAS CITY	MO	64112
27-340-08-27-01-0-00-000	WAR INC	7419 N GRANBY AVE	KANSAS CITY	MO	64151
27-230-03-02-00-0-00-000	8801 TRUMAN LLC	8801 E TRUMAN RD	KANSAS CITY	MO	64126
27-230-03-01-00-0-00-000	8801 TRUMAN LLC	8801 E TRUMAN RD	KANSAS CITY	MO	64126
27-230-03-03-00-0-00-000	8801 TRUMAN LLC	8801 E TRUMAN RD	KANSAS CITY	MO	64126

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- 2024-251
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: RB Architecture Engineering Const/ Riad Baghdadi
Address: 11661 College Blvd, Ste 104

Phone: (913) 375-7659

 - b. Owner(s) Name: Kewal Singh
Address: 8301 E Truman Raod, Kansas City, MO
Phone: (913) 856-3982

 - c. Agent(s) Name: _____

Address: _____

Phone: _____

d. Applicant's interest in Property: Designer/ Contractor

2. A CONDITIONAL USE PERMIT IS HEREBY REQUESTED for the following described use: Adult novelty store and video display. _____ for a period of 100 years; property described as follows: a tract of land 43,995 square feet/acres in size located at the intersection of Truman & Stark _____ Road. Present Zoning District LB to be rezoned to GB

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

4. Present Use of Property: Vacant lot used to be used as Adult Store.

5. Proposed Use of Property: Two Stores are proposed, an Adult store and general retail store. The Adult store will be relocated from 8401 E Truman to this location. This will allow the development of travel plaza at 8401 E Truman is used to sell novelties only. No live entertainment is proposed. We will have video booth room to seat

6. Estimated Time Schedule for Development: Sept 2024 to May 2025

7. What effect will your proposed development have on the surrounding properties?
The proposed use is the same as it used to be used. The development will occupy and improve the site.
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? _____
9. Describe the source/method which provides the following services, and what effect the development will have on same:
- a. Water City of Independence
 - b. Sewage disposal City of Kansas City Missouri
 - c. Electricity Evergy
 - d. Heating Spire - Gas
 - e. Fire and Police protection City of Independence
10. Describe existing road width and condition: Stark is a paved 2-lane road running North-South, road has no curb or sidewalk. Truman is a 4-lane paved Road or MO HWY 12 runs East West on the South side of the property. Two proposed driveways are located on Stark. No driveway from Truman is proposed.
11. What effect will proposed development have on existing road and traffic conditions? Driveways to the development will be from Stark Street. Existing open access from Truman will be closed this will improve the traffic circulation along E Truman.
12. Are any state, federal, or other public agencies approvals or permits required for the proposed development? We have got the consent from MODOT on the proposed development.
 If so, describe giving dates of application and status (include permit numbers and copies of same, if issued): See attached email.

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) Kewal Singh 05/28/24
KEWAL SINGH
Applicant(s): Riad Baghdadi 5/28/24
Riad Baghdadi
Contract Purchaser(s): _____

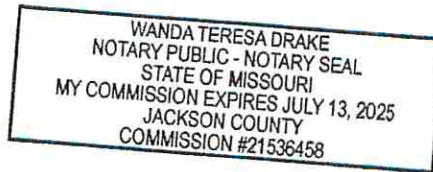
STATE OF Missouri
COUNTY OF Jackson

On this 28 day of MAY, in the year of 2024, before me
the undersigned notary public, personally appeared Kewal Singh & Riad Baghdadi

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 Wanda Teresa Drake Commission Expires 07.13.2025





Architecture Engineering Construction

June 10, 2024

Randy Diehl
Development Division
Jackson County Public Works
303 W. Walnut Street
Independence, MO 64050

Subject: Rezoning & Conditional Use Application
Adult Store
8801 Truman Road

In the subject applications we are proposing to relocate the existing adult store from 8401 E Truman to the proposed location at 8801 E Truman. This move will allow us to proceed with the development of Travel Plaza at 8401 E Truman.

The proposed development consists of an approximately 4,000 S.F. retail store to be used as adult store, a 3700 S.F. retail space to be used as Laundromat or other commercial activity, and two apartments on the second floor above the retail spaces.

The adult store will open between the hours of 9:00am to 1:00pm Monday through Saturday and from 11:00am to 10:00pm of Sunday. Two employees per shift will work in the store. The store will sell adult magazines, adult toys, DVD's, lubricant oil, Vapes, jewelries and lingerie, etc. Also the store will have approximately 15 DVD video booths.

We have operated the adult store at 8401 for few years and we will maintain the same high quality in operating this store at the new location.

The apartments will be used exclusively for our employees.

11661 College Blvd, Overland Park, KS 66210
Tel (913) 375-7659
Email: riad.baghdadi@yahoo.com



Architecture Engineering Construction

At this time we are considering establishing a Laundromat in the second retail space. In any case, the use of this space will confirm to the new zoning of the lot.

We are looking forward to develop this area and have a high quality and beneficial business operation. We appreciate the County support of our application. We will work with county to insure smooth and successful development.

Applicant:

A handwritten signature in cursive script, appearing to read 'Riad Baghdadi'.

Riad Baghdadi

Owner:

A handwritten signature in cursive script, appearing to read 'Kewal Singh'.

Kewal Singh



Jackson County Environmental Health Division
34900 E. Old US 40 Hwy.
P.O. Box 160
Grain Valley, MO 64029-0160
Phone: 816-847-7073 Fax: 816-881-1650

JACKSON COUNTY, MISSOURI

LICENSE TO OPERATE AN ADULT ENTERTAINMENT BUSINESS

License No. 164634

Issued: 05/25/2024

EXPIRATION DATE: 05/25/2025

Name of Adult Entertainment Business: Blue Summit Investments, LLC dba Erotic

Address of Adult Entertainment Business: 8401 E. Truman Rd Kansas City, MO 64126

Licensee(s): Kewal Singh Blue Summit Investments LLC dba Erotic

Issued by: Deb Sees
Jackson County Environmental Health Department

Randy D. Diehl

From: Giovanni Ant <gioant1234@aol.com>
Sent: Monday, July 15, 2024 1:47 AM
To: Randy D. Diehl
Subject: EXTERNAL Case number CU-2024-251

You don't often get email from gioant1234@aol.com. [Learn why this is important](#)

WARNING: This email originated outside of Jackson County.

DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

Hello Mr. Randy Diehl,

I wanted to send a quick message requesting the Planning Commission deny the permit for Agenda item #6. CU-2024-251 Regarding the property at 8801 Truman Road in Requesting a Conditional Use Permit for 5 years to operate an adult novelty store.

This area has long been a seedy and neglected eyesore. This stretch from 435 to the Stone Bridge needs improvement and uplifting, not a continuous string of these businesses. We can do better as a County.

As long as I can remember, it just had that air of small lawless wasteland. You then pass under the iconic bridge into what feels like a different world. Certainly not saying Independence doesn't have it's share of problems, and trouble areas, we absolutely do. However, it really is like you pass through a portal there. From this dank, seedy, blighted area, you're then met with a descent down a picturesque hill with the Community of Christ Spire and Auditorium shining in the distance.

Quite the juxtaposition from the questionable businesses on the western side of the bridge.

As a lifelong Jackson County resident, and an almost 20 year Independence resident, I respectfully ask for you keep this Gateway into Independence free from this business encroaching any closer to the Stone Arch Bridge.

I know the County and The City of Independence have made great strides in improving these gateways. Independence has also discussed hopes in IMPROVING our gateways with new wayfinding signs and more attractive entrances to the city. It would be incredibly detrimental to have this closer to the bridge. Please respect the important role Independence plays in Jackson County, both as the county seat, and the hometown of Missouri's only President.

Please support the city's efforts to honor that history, and deny this permit.

Thanks for your consideration,

Randy D. Diehl

From: Mare Chance <marechance45@gmail.com>
Sent: Sunday, July 14, 2024 11:08 PM
To: Randy D. Diehl
Subject: EXTERNAL Fwd: Adult Novelty Store on Truman Road CU-2024-251

You don't often get email from marechance45@gmail.com. [Learn why this is important](#)

WARNING: This email originated outside of Jackson County.

DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

Sent from my iPhone

Begin forwarded message:

From: Mare Chance <marechance45@gmail.com>
Date: July 14, 2024 at 3:21:38 AM CDT
To: rdiehl@jacogov.org
Subject: Adult Novelty Store on Truman Road CU-2024-251

To All Involved in decision making on "#6. CU-2024-251 8801 Truman Road Requesting a Conditional Use Permit for 5 years to operate an adult novelty store.":

I am Mary M. Chance, current and lifelong resident of Independence, Missouri. I was born here, 59 years ago, as well. I've traveled Truman road thousands of times through the years, most often in my work in and around Kansas City, necessitating daily journeys back to my home here. There have always been these three options to get back home - 23rd Street/78 highway, Truman Road/15th and 24 highway. I lived closest during those years to the Truman Road option, and took that route often. I felt a great sadness and shame each time I came up from under I435 and saw the adult shop/live action shop looming and just as I passed that to then be looking at our beautiful old stone arch bridge accompanied by a boldly colored adult novelty shop blighting the bridge structure itself. It always hit me as such an insult to that treasure of architecture and so shocking to see that it just was allowed to remain, year after year for decades. I stopped driving that route - it was too depressing.

I have wondered often, how our city has let this ugliness persist. Jackson County has such a stake in preserving our history, in enriching our lives through the truly historic and consequential structures that tell OUR STORY. I don't want my child, my family, my friends from here and around the world, to be stuck with those blighted images in their memory of Independence, of Jackson County.

I don't want those shops as the westerly entrance to our fair city. It's been that way too long already. Let that area be beautiful, be a real TRUMAN WELCOME to our visitors, commuters, our CHILDREN for pete's sake - what must they be storing in their memories as they ride along, peering out at such places?

I want to feel pride in my hometown, my county of birth. I want to show visitors the welcome they, and WE deserve.

Mary M. Chance

Taxpayer, Homeowner, stakeholder in the future of our Community

Sent from my iPhone