



Jul 18, 2024

Mr. Dan Fernandez  
Planning Department  
City of Lee's Summit  
220 SE Green Street  
Lee's Summit, MO 64063

RE: Rezoning of 1450 NW Pryor Road, Lee's Summit, MO  
Notice to Property Owners Affidavit

Dear Mr. Fernandez,

I, Cathy Counti, certify that I am the Authorized Agent for the property at 1450 NW Pryor Road, Lee's Summit, Mo that has filed a Re-zoning Application. I certify that I did mail notices to all persons owning property within 300 feet of the subject property boundary. These notices were mailed by certified mail on June 28, 2024. The list of addresses and the contents of the letter are attached to this Affidavit.

The Neighborhood Meeting was held on Wednesday July 17, 2024. The meeting minutes are included here:

*At 6:00pm the meeting started.*

*In attendance were Connor Pickard of 1300 NW Pryor Road, Lee's Summit, MO and Eric Tanner, a representative from Grace Associates, LLC.*

*Cathy Counti described the plat and zoning changes, both parties approve of the changes.*

*Mr. Pickard expressed concerns about the safety of Pryor Road. He has seen many accidents in this area and is pursuing the city to install guard rails, which from the pictures he shared is a good idea, in my opinion.*

*The meeting adjourned at 6:45pm.*

Sincerely,

A handwritten signature in black ink that reads "Cathy Counti". The signature is written in a cursive, flowing style.

Cathy Counti  
President, Ask Cathy Marketing Group of Keller Williams Realty  
[cathy@askcathy.com](mailto:cathy@askcathy.com)  
816-365-2225

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202 NE Douglas Street, Lee's Summit, MO 64063 | [AskCathy.com](http://AskCathy.com)

July 28, 2024



**RE: Proposed Rezoning of 1450 NW Pryor Road, Lee's Summit, MO**

Dear Property Owner:

You are invited to a neighborhood meeting to learn about the proposed zoning change for the property at 1450 NW Pryor Road, Lee's Summit.

This meeting will be held in-person at the Ask Cathy Marketing Group, LLC of Keller Williams Realty office at 202 NE Douglas Street, Lee's Summit, MO 64063.

**Date: July 17, 2024**

**Time: 6:00 pm to 7:00 pm (Central Time)**

**Topic: Re-zoning 1450 NW Pryor Road from Ag to RDR**

**Location: 202 NE Douglas Street, Lee's Summit, MO 64063**

A copy of the rezoning plat map is attached for your reference. Please also find the new Harriett Hill 2nd Plat map.

Since it can be difficult to see the changes, I have attached a document that shows the current plat and the new plat. I have color coded the parcels.

1450 NW Pryor is currently a residential home on 5.54 acres zoned Ag (Agricultural). It is being replatted to 3 acres and the city requires properties under 10 acres be zoned RDR (Rural Density Residential). Therefore, the owner (WI Pryor Crossing, LLC) is applying to change the zoning to RDR. It will stay a residential property. (light gray/blue)

1460 NW Pryor is currently a residential home on 5.18 acres zoned Ag. It is being replatted to 10 acres and the zoning is staying the same. (green)

Tract A is currently land locked and is 40.55 acres zones Ag. It is being replatted to be 39.2 acres with road frontage and the zoning is staying the same. (purple)

The intention of these changes is to give each parcel its own road frontage and driveway thereby making it more desirable for future homeowners. And creating a buildable lot for the largest parcel (Tract A).

Sincerely,

Cathy Counti, Realtor  
Ask Cathy Marketing Group, LLC of Keller Williams Realty  
Realtor for WI Pryor Crossing, LLC

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**202 NE Douglas Street, Lee's Summit, MO 64063 | AskCathy.com**

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Sincerely,

Cathy Counti, Realtor  
Ask Cathy Marketing Group, LLC of Keller Williams Realty  
Realtor for WI Pryor Crossing, LLC

**HARRIETT HILL 2nd PLAT**  
a replat of Harriett Hill, Lots 1 and 2  
and the northeast 1/4 of the northwest 1/4  
Section 38, Township 46 North, Range 32 West  
T8S R32W

**TABLE 1**

Lot	Area	Remarks
1	1.0000	1.0000
2	1.0000	1.0000

**TABLE 2**

Lot	Area	Remarks
1	1.0000	1.0000
2	1.0000	1.0000

**TABLE 3**

Lot	Area	Remarks
1	1.0000	1.0000
2	1.0000	1.0000

**TABLE 4**

Lot	Area	Remarks
1	1.0000	1.0000
2	1.0000	1.0000

**TABLE 5**

Lot	Area	Remarks
1	1.0000	1.0000
2	1.0000	1.0000

**TABLE 6**

Lot	Area	Remarks
1	1.0000	1.0000
2	1.0000	1.0000

**TABLE 7**

Lot	Area	Remarks
1	1.0000	1.0000
2	1.0000	1.0000

**TABLE 8**

Lot	Area	Remarks
1	1.0000	1.0000
2	1.0000	1.0000

**TABLE 9**

Lot	Area	Remarks
1	1.0000	1.0000
2	1.0000	1.0000

**TABLE 10**

Lot	Area	Remarks
1	1.0000	1.0000
2	1.0000	1.0000

**TABLE 11**

Lot	Area	Remarks
1	1.0000	1.0000
2	1.0000	1.0000

**TABLE 12**

Lot	Area	Remarks
1	1.0000	1.0000
2	1.0000	1.0000

**TABLE 13**

Lot	Area	Remarks
1	1.0000	1.0000
2	1.0000	1.0000

**TABLE 14**

Lot	Area	Remarks
1	1.0000	1.0000
2	1.0000	1.0000

**TABLE 15**

Lot	Area	Remarks
1	1.0000	1.0000
2	1.0000	1.0000

**TABLE 16**

Lot	Area	Remarks
1	1.0000	1.0000
2	1.0000	1.0000

**TABLE 17**

Lot	Area	Remarks
1	1.0000	1.0000
2	1.0000	1.0000

**TABLE 18**

Lot	Area	Remarks
1	1.0000	1.0000
2	1.0000	1.0000

**TABLE 19**

Lot	Area	Remarks
1	1.0000	1.0000
2	1.0000	1.0000

**TABLE 20**

Lot	Area	Remarks
1	1.0000	1.0000
2	1.0000	1.0000

**TABLE 21**

Lot	Area	Remarks
1	1.0000	1.0000
2	1.0000	1.0000

**TABLE 22**

Lot	Area	Remarks
1	1.0000	1.0000
2	1.0000	1.0000

**TABLE 23**

Lot	Area	Remarks
1	1.0000	1.0000
2	1.0000	1.0000

**TABLE 24**

Lot	Area	Remarks
1	1.0000	1.0000
2	1.0000	1.0000

**TABLE 25**

Lot	Area	Remarks
1	1.0000	1.0000
2	1.0000	1.0000

**TABLE 26**

Lot	Area	Remarks
1	1.0000	1.0000
2	1.0000	1.0000

**TABLE 27**

Lot	Area	Remarks
1	1.0000	1.0000
2	1.0000	1.0000

**TABLE 28**

Lot	Area	Remarks
1	1.0000	

Worcester Investments, LLC  
c/o Cathy Counti



ADDRESS LS_ADD	CITY	ZIP	COUNTY	situs_stre	situs_dir	situs_street	situs_situs	owner_name	owner_address_line_1	owner_city	state	zip_code
1300 1300 NW PRYOR RD	LEES SUMMIT	64,081 JACKSON	JACKSON	1300 NW		PRYOR	RD	LEES SUMMIT	1300 NW PRYOR	LEES SUMMIT	MO	64081
1460 1460 NW PRYOR RD	LEES SUMMIT	64,081 JACKSON	JACKSON	1460 NW		PRYOR	RD	LEES SUMMIT	720 MAIN ST	KANSAS CITY	MO	64105
1450 1450 NW PRYOR RD	LEES SUMMIT	64,081 JACKSON	JACKSON	1450 NW		PRYOR	RD	LEES SUMMIT	720 MAIN ST	KANSAS CITY	MO	64105
No Data	No Data	No Data	JACKSON	No Data		NO ADDRES	No Data	LEES SUMMIT	720 MAIN ST	KANSAS CITY	MO	64105
No Data	No Data	No Data	JACKSON	10051 NW		PRYOR	RD	LEES SUMMIT	1901 NW BLUE PARKWAY	UNITY VILLAGE	MO	64065
No Data	No Data	No Data	JACKSON	No Data		NO ADDRES	No Data	LEES SUMMIT	4133 GARDNER AVE PO BOX 34315	KANSAS CITY	MO	No Data
No Data	No Data	No Data	JACKSON	No Data		NO ADDRES	No Data	LEES SUMMIT	310 W 49TH ST #503	KANSAS CITY	MO	64112
No Data	No Data	No Data	JACKSON	No Data		NO ADDRES	No Data	LEES SUMMIT	1901 NW BLUE PARKWAY	UNITY VILLAGE	MO	64065
9600 9600 NW PRYOR RD	LEES SUMMIT	64,081 JACKSON	JACKSON	9600 NW		PRYOR	RD	LEES SUMMIT	1901 NW BLUE PARKWAY	UNITY VILLAGE	MO	64065
No Data	No Data	No Data	JACKSON	9901 NW		PRYOR	RD	LEES SUMMIT	1901 NW BLUE PARKWAY	UNITY VILLAGE	MO	64065
No Data	No Data	No Data	JACKSON	No Data		NO ADDRES	No Data	LEES SUMMIT	310 W 49TH ST #503	KANSAS CITY	MO	64112

owner