



LEE'S SUMMIT
MISSOURI
Development Services Department

Development Services Staff Report

File Number	PL2024-151
File Name	REZONING from AG to RDR
Applicant	WI Pryor Crossing, LLC
Property Address	1450 NW Pryor Rd
Planning Commission Date	August 22, 2024
Heard by	Planning Commission and City Council
Analyst	Claire Byers, Senior Planner

Public Notification

Pre-application held: February 6, 2024
Neighborhood meeting conducted: July 17, 2024
Newspaper notification published on: August 3, 2024
Radius notices mailed to properties within 300 feet on: July 26, 2024
Site posted notice on: August 2, 2024

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Attachments

Rezoning Exhibit and Legal Description, dated July 16, 2024
Neighborhood Meeting Notes, uploaded July 19, 2024
Location Map

1. Project Data and Facts

Project Data	
Applicant/Status	WI Pryor Crossing, LLC / Applicant & Property Owner
Applicant's Representative	Cathy Counti
Location of Property	1450 NW Pryor Rd
Size of Property	±3.0 acres
Number of Existing Lots	1
Number of Proposed Lots	1
Density	0.18 dwelling units/acre
Zoning (Existing)	AG (Agricultural)
Zoning (Proposed)	RDR (Residential Density Residential)
Comprehensive Plan Designation	Mixed Use
Procedure	The Planning Commission makes a recommendation to the City Council on the proposed rezoning. The City Council takes final action on the rezoning in the form of an ordinance. Duration of Validity: Rezoning approval by the City Council shall be valid upon approval and has no expiration. Neither a preliminary plat nor a preliminary development plan is required when rezoning to the RDR zoning district.

Current Land Use

The subject property is developed with an existing single-family home, which was constructed in 1965.

Description of Applicant's Request

The purpose for the applicant's request to rezone the property from AG to RDR is to be able to replat the property and reduce the original lot size from 5.54 to 3.0 acres. The minimum lot size for AG zoning is 10 acres, therefore, the applicant is requesting RDR which has a minimum lot size of only 1 acre.

The proposed replat of the subject property and two adjacent properties would create one new buildable lot that was previously land locked. The two adjacent properties do not need to be rezoned as they meet all development standards of the AG zoning district, including minimum lot size.

No changes to the existing building or exterior site alterations are proposed at this time.

2. Land Use

Description and Character of Surrounding Area

The subject property is generally located on SW Pryor Rd, north of Interstate 470. The northern property line is the City boundary, with the parcels directly north in both Kansas City and Unity Village jurisdictions. The properties immediately surrounding the subject site are zoned AG and R-1 with existing single-family residential home to the south of the subject site.

Adjacent Land Uses and Zoning

North:	Single-family residences / R-80, Residential (Kansas City jurisdiction) & Unity Village
South:	Single-family residence / R-1, Single-Family Residential
East (across NW Pryor Rd):	Vacant / AG, Agricultural
West:	Vacant / AG, Agricultural

Site Characteristics

The subject property is home to a single-family residence, and has access to NW Pryor Rd. The northern portion of the lot is heavily wooded. The topography slopes downward from the dwelling towards the northeastern boundary, with a change in elevation of over 35 feet.



Special Considerations

N/A

3. Unified Development Ordinance (UDO)

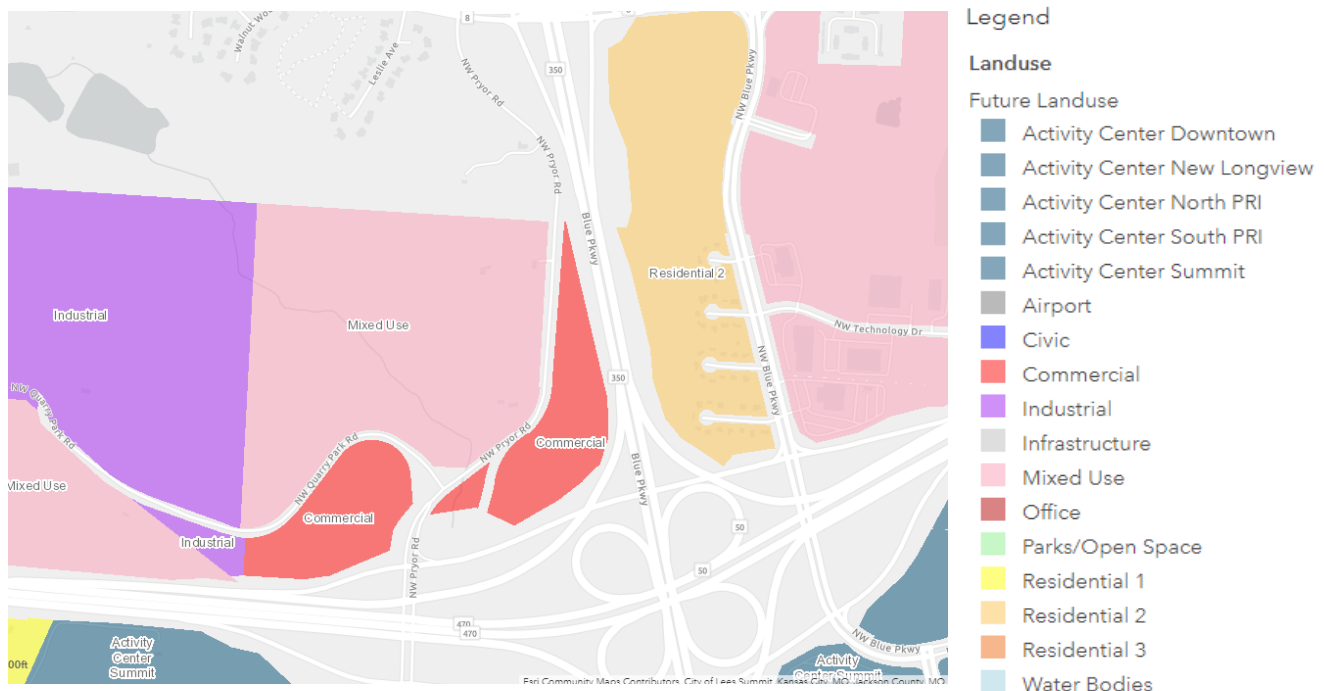
Section	Description
2.240,2.250,2.260	Rezoning
4.070	Zoning District (RDR)

Neighborhood Meeting

The applicant hosted a neighborhood meeting on July 17, 2024, to discuss the proposed rezoning to RDR. During the meeting, two (2) members of the public attended and the applicant described the plat and proposed zoning changes. No opposition to the rezoning was expressed by any members in attendance.

4. Comprehensive Plan

Focus Areas	Goals, Objectives & Policies
Strong Neighborhoods and Housing Choice	Goal 3.2.A – Maintain thriving, quality neighborhoods that connect a diversity of residents throughout the community.



The Ignite! Comprehensive Plan identifies the subject area as Mixed Use. The proposed RDR zoning is consistent with the existing residential lot on the property and residential lot to the south. While the Mixed-Use land use category is intended to accommodate low-rise buildings with a mix of retail, office, service and public uses; the vast majority of this area remains classified as Mixed Use and changing the zoning to RDR for this small portion of the area would not interfere with future mixed-use growth.

5. Analysis

Background and History

- December 30, 1964 – Approximately 24,429 acres were annexed into the corporate limits of Lee's Summit by Ordinance No. 812. The subject property was included in the annexation.
- 1965 – The existing single-family dwelling was built per Jackson County Assessor data.
- April 5, 1990 – The Jackson County Recorder of Deeds office recorded the subdivision plat *Harriett Hill Lots 1 & 2* by Instrument No. 1990I0969601
- November 1, 2001– The original A, Agricultural zoning district classification converted to the current Ag, Agricultural zoning district when the Unified Development Ordinance went into effect in 2001.

Compatibility

The requested rezoning to the RDR district is an appropriate and compatible district for the surrounding area as it is currently developed. The subject property currently contains a single-family residence and no changes to the existing structure or further development of the property are proposed at this time.

Adverse Impacts

The proposed rezoning will not negatively impact the use or aesthetics of any neighboring property, nor does it negatively impact the health, safety and welfare of the public. The existing residential use is consistent with the surrounding area, and no new development is proposed.

Public Services

The subject property is served by an existing 12" public water line along the west side of NW Pryor Rd. Public sanitary sewer service is not available; the subject property is served by an existing on-site private septic sewer system.

Unified Development Ordinance

The UDO has various zoning district options to accommodate a single-family residence in areas that are rural in character. The RDR Rural Density Residential District is established to provide rural density single-family detached residential development on one-acre minimum lot sizes. The RDR density supports the Lee's Summit Comprehensive Plan by providing multiple housing types and varied lot sizes. The subject property's existing lot size is considered legally non-conforming because the property was platted in 1990, which predates the existing UDO standards requiring a minimum lot size of 10 acres for AG zoning. With approval of the proposed rezoning from AG to RDR, the applicant will meet all the development standards of the RDR district.

Recommendation

Staff has completed the zoning analysis and with the condition of approval below, the application meets the requirements of the UDO and DCM (Design and Construction Manual).

6. Recommended Conditions of Approval

Standard Conditions of Approval

1. A minor plat for the creation of the 3-acre tract shall be approved by the City of Lee's Summit and recorded with Jackson County Recorder of Deeds.