

## **BILL NO. 25-247**

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AN ORDINANCE APPROVING A REZONING FROM DISTRICT R-1 (SINGLE-FAMILY RESIDENTIAL) TO DISTRICT AG (AGRICULTURAL) ON APPROXIMATELY 29.95 ACRES OF LAND LOCATED AT 1650, 1660, and 1700 NE TUDOR ROAD, ALL IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 33, THE UNIFIED DEVELOPMENT ORDINANCE, OF THE CODE OF ORDINANCES FOR THE CITY OF LEE'S SUMMIT, MISSOURI.

WHEREAS, Application #PL2025-249 submitted by Engineering Solutions, LLC., requesting approval of a rezoning from R-1 (Single-Family Residential) to AG (Agricultural) on land located at 1650, 1660, and 1700 NW Tudor Road was referred to the Planning Commission to hold a public hearing; and,

WHEREAS, the Unified Development Ordinance provides for the approval of a rezoning by the City following public hearings by the Planning Commission and City Council; and,

WHEREAS, after due public notice in the manner prescribed by law, the Planning Commission held a public hearing for the consideration of the rezoning on November 13, 2025, and rendered a report to the City Council recommending that the rezoning be approved; and,

WHEREAS, after due public notice in the manner prescribed by law, the City Council held a public hearing on December 16, 2025, and rendered a decision to approve the rezoning for said property.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF LEE'S SUMMIT, MISSOURI, as follows:

SECTION 1. That a rezoning is hereby approved on the following described property:

**Tract A**

*A parcel of land being part of the West 50 acres of the East 50 acres of the North One ½ of the Northeast Quarter of Section 33, Township 48, Range 31, lying above the elevation of 880 feet mean sea level as conveyed in the Quit Claim Deed for Prairie Lee Lake Recorded as Document Number 496250, filed in Book 725, at page 742, in the City of Lee's Summit, Jackson County, Missouri, more particularly described as follows:*

*Commencing at the Southeast corner of said North One Half; thence N 88 degrees 24 minutes 33 seconds W along the South line of said North One Half, a distance of 670.76 feet to the POINT OF BEGINNING; thence continuing N 88 degrees 24 minutes 33 seconds W along said south line, a distance of 317.26 feet; thence N 00 degrees 38 minutes 43 seconds W, a distance of 344.98 feet; thence N 26 degrees 48 minutes 22 seconds E, a distance of 372.34 feet; thence N 67 degrees 46 minutes 58 seconds W, a distance of 307.29 feet; thence N 18 degrees 04 minutes 14 seconds E, a distance of 554.97 feet to a point on the north line of the North One Half of the Northeast Quarter of said Section 33-48-31; thence S 88 degrees 19 minutes 05 seconds E along said north line, a distance of 282.67 feet to a point on the 880 foot contour line as described in said Quit Claim Deed; thence S 54 degrees 28 minutes 11 seconds E along said contour line, a distance of 38.50 feet to a point on the east line of said West 30 acres of the East 50 acres of the North One Half of the Northeast Quarter; thence S 02 degrees 08 minutes 07 seconds W along said East line, a distance of 1289.99 feet to the POINT OF BEGINNING, containing 10.0 acres.*

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And

### Tract B

*A parcel of land being part of the West 30 acres of the East 50 acres of the North One Half of the Northeast Quarter of Section 33, Township 48, Range 31, lying above the elevation of 880 feet mean sea level as conveyed in the Quit Claim Deed for Prairie Lee Lake Recorded as Document Number 496250, filed in Book 725, at page 742, in the City of Lee's Summit, Jackson County, Missouri, more particularly described as follows:*

*Commencing at the southeast corner of said North One Half, thence N 88 degrees 24 minutes 33 seconds W along the south line of said North One Half, a distance of 988.02 feet to the POINT OF BEGINNING; thence continuing N 88 degrees 24 minutes 33 seconds W along said south line, a distance of 368.32 feet; thence N 02 degrees 08 minutes 07 seconds E, a distance of 683.00 feet; thence N 88 degrees 24 minutes 33 seconds W, a distance of 400.00 feet to a point on the west line of the east 50 acres of the North One Half of the Northeast Quarter of said Section 33-48-31; thence N 02 degrees 08 minutes 07 seconds E along said east line, a distance of 604.16 feet; thence N 55 degrees 18 minutes 20 seconds E, a distance of 60.64 feet to a point on the north line of said Northeast Quarter; thence S 88 degrees 19 minutes 05 seconds E along said north line, a distance of 622.21 feet; thence S 18 degrees 04 minutes 14 seconds W, a distance of 544.97 feet; thence S 67 degrees 46 minutes 58 seconds E, a distance of 307.29 feet; thence S 26 degrees 48 minutes 22 seconds W a distance of 372.34 feet; then S 00 degrees 38 minutes 43 seconds E, a distance of 344.98 to the POINT OF BEGINNING, containing 13.4 acres.*

And

*Part of the West 30 acres of the East 50 acres of the North Half of the Northeast Quarter of Section 33, Township 48, Range 31, in Jackson County, Missouri, described as follows: Beginning at the southwest corner of the said West 30 acres of the East 50 acres of the North Half of the Northeast Quarter of said Section 33, Township 48, Range 31; thence north along the west line of said tract, 683 feet; thence east and parallel with the south line of said Quarter Section, 400 feet to a point; thence south parallel with the west line of said tract, 783 feet to the south line of the North Half of said Quarter Section; thence west along said south line of the North Half of said Quarter Section, 400 feet to the PLACE OF BEGINNING, except that part thereof in public roads and highways.*

And

*That part of the Southeast  $\frac{1}{4}$  of the Southeast  $\frac{1}{4}$  of Section 28, Township 48, Range 31, in Jackson County, Missouri, lying along the south line of said quarter quarter section, and south of the water line of Lake Prairie Lee, lying adjacent to an immediately adjoining Tract B as described herein.*

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SECTION 2. That the following conditions of approval apply:

1. The subject rezoning from R-1 to AG shall not take effect until a plat has been submitted, approved, and recorded all in accordance with UDO requirements.

SECTION 3. That rezoning of the property from R-1 to AG shall be as depicted on the rezoning exhibit appended hereto as Attachment A.

SECTION 4. Nonseverability. All provisions of this ordinance are so essentially and inseparably connected with, and so dependent upon, each other that no such provision would be enacted without all others. If a court of competent jurisdiction enters a final judgment on the merits that is not subject to appeal and that declares any provision or part of this ordinance void, unconstitutional, or unenforceable, then this ordinance, in its collective entirety, is invalid and shall have no legal effect as of the date of such judgment.

SECTION 5. That failure to comply with all of the provisions contained in this ordinance shall constitute violations of both this ordinance and Chapter 33, the City's Unified Development Ordinance, of the Code of Ordinances for the City of Lee's Summit.

SECTION 6. That this ordinance shall be in full force and effect from and after the date of its passage and adoption, and approval by the Mayor.

PASSED by the City Council of the City of Lee's Summit, Missouri, this \_\_\_\_\_ day of \_\_\_\_\_, 2026.

\_\_\_\_\_  
Mayor *William A. Baird*

ATTEST:

\_\_\_\_\_  
City Clerk *Trisha Fowler Arcuri*

APPROVED by the Mayor of said city this \_\_\_\_ day of \_\_\_\_\_, 2026.

\_\_\_\_\_  
Mayor *William A. Baird*

ATTEST:

\_\_\_\_\_  
City Clerk *Trisha Fowler Arcuri*

APPROVED AS TO FORM:

\_\_\_\_\_  
City Attorney *Brian W. Head*