



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

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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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**

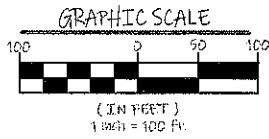


# RE-ZONING MAP

The Northwest corner of the Northeast  $\frac{1}{4}$  of the Northeast  $\frac{1}{4}$  of Section 35-48-32

The Northeast corner of Section 35-48-32  
Found  $\frac{3}{8}$ " iron bar

N  $86^{\circ}24'29''$  W 1361.35'  
The North line of the Northeast  $\frac{1}{4}$  of the Northeast  $\frac{1}{4}$  of Section 35-48-32



### SITE INFORMATION:

Total Number of Lots 1  
Lot Area 3.00 acres  
130,689 sq. ft.

Existing Zoning  
Agricultural (AG)  
Proposed Zoning (RFR)

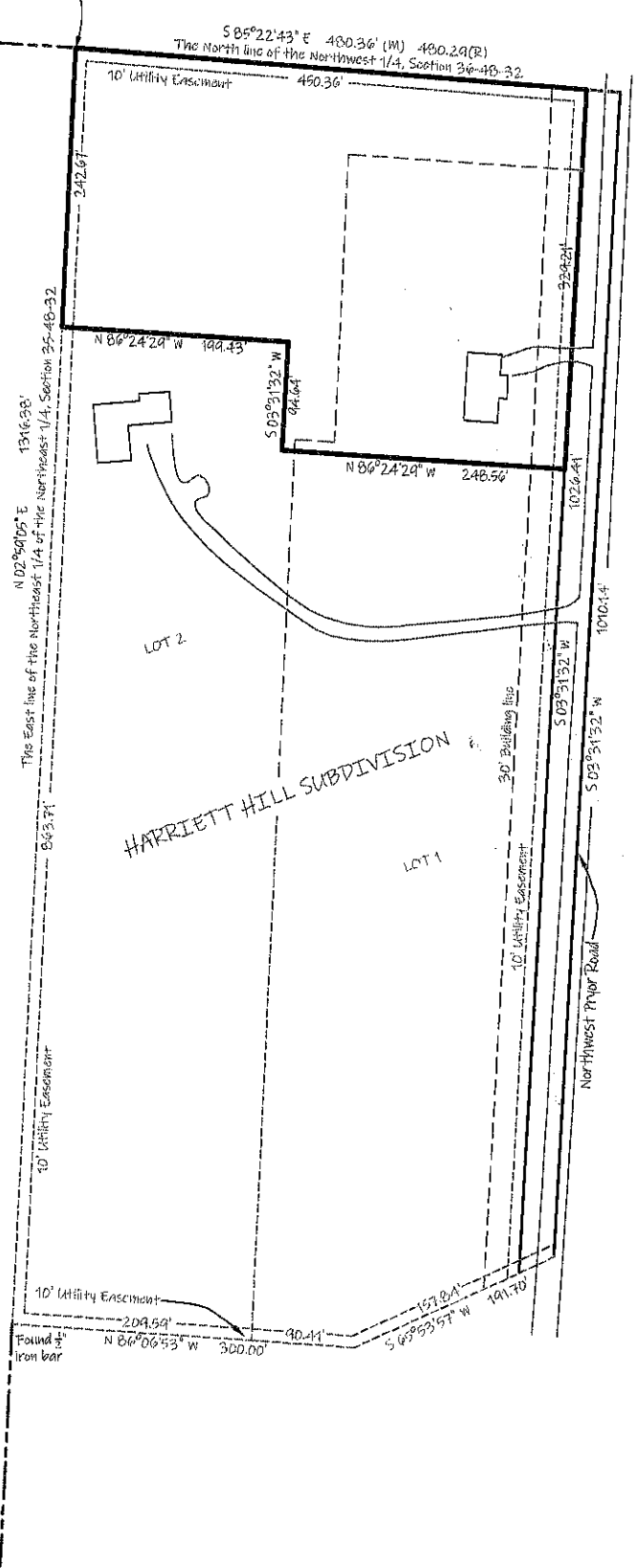
### Property Description

A tract of land in the Northwest  $\frac{1}{4}$  of Section 36, Township 48 North of the Base line, Range 32, west of the 9th Principal Meridian, Lee's Summit Jackson County, Missouri and being more particularly described as follows: Beginning at the Northwest corner of said Section 36-48-32, thence into the North line of the Northwest  $\frac{1}{4}$  of Section 36-48-32, 450.36'; thence S  $03^{\circ}31'32''$  W, 324.21'; thence N  $86^{\circ}24'29''$  W, 248.56'; thence N  $03^{\circ}31'32''$  E, 94.64'; thence N  $86^{\circ}24'29''$  W, 199.43' to a point on the West line of the Northwest  $\frac{1}{4}$  of Section 36-48-32, N  $02^{\circ}59'05''$  E, 242.67' back to the Point of Beginning.

### SITE LOCATION



NTS



EAGLE POINTE SURVEYING

Worcester Investments, LLC  
c/o Cathy Counti



*owner*

ADDRESS_LS_ADD	CITY	ZIP	COUNTY	situs_stre	situs_dir	situs_street	situs_street	situs_street	situs_city	owner_name	owner_address_line_1	owner_city	state	zip_code
1300 1300 NW PRYOR RD	LEES SUMMIT	64,081	JACKSON	1300 NW		PRYOR	RD	LEES SUMMIT	LEES SUMMIT	PICKARD CONNOR & JENNA	1300 NW PRYOR	LEES SUMMIT	MO	64081
1460 1460 NW PRYOR RD	LEES SUMMIT	64,081	JACKSON	1460 NW		PRYOR	RD	LEES SUMMIT	LEES SUMMIT	WI PRYOR CROSSING LLC	720 MAIN ST	KANSAS CITY	MO	64105
1450 1450 NW PRYOR RD	LEES SUMMIT	64,081	JACKSON	1450 NW		PRYOR	RD	LEES SUMMIT	LEES SUMMIT	WI PRYOR CROSSING LLC	720 MAIN ST	KANSAS CITY	MO	64105
No Data	No Data	No Data	JACKSON	No Data	No Data	NO ADDRES	No Data	LEES SUMMIT	LEES SUMMIT	WI PRYOR CROSSING LLC	720 MAIN ST	KANSAS CITY	MO	64105
No Data	No Data	No Data	JACKSON	10051 NW		PRYOR	RD	LEES SUMMIT	LEES SUMMIT	UNITY SCHOOL OF CHRISTIANITY	1901 NW BLUE PARKWAY	UNITY VILLAGE	MO	64065
No Data	No Data	No Data	JACKSON	No Data	No Data	NO ADDRES	No Data	LEES SUMMIT	LEES SUMMIT	ACOMO TRUCKING INC	4133 GARDNER AVE PO BOX 34315	KANSAS CITY	MO	No Data
No Data	No Data	No Data	JACKSON	No Data	No Data	NO ADDRES	No Data	LEES SUMMIT	LEES SUMMIT	SPACE ASSOCIATES LLC	310 W 49TH ST #503	KANSAS CITY	MO	64112
No Data	No Data	No Data	JACKSON	No Data	No Data	NO ADDRES	No Data	LEES SUMMIT	KANSAS CITY	UNITY SCHOOL OF CHRISTIANITY	1901 NW BLUE PARKWAY	UNITY VILLAGE	MO	64065
9600 9600 NW PRYOR RD	LEES SUMMIT	64,081	JACKSON	9600 NW		PRYOR	RD	LEES SUMMIT	LEES SUMMIT	UNITY SCHOOL OF CHRISTIANITY	1901 NW BLUE PARKWAY	UNITY VILLAGE	MO	64065
No Data	No Data	No Data	JACKSON	9901 NW		PRYOR	RD	LEES SUMMIT	LEES SUMMIT	UNITY SCHOOL OF CHRISTIANITY	1901 NW BLUE PARKWAY	UNITY VILLAGE	MO	64065
No Data	No Data	No Data	JACKSON	No Data	No Data	NO ADDRES	No Data	LEES SUMMIT	LEES SUMMIT	GRACE ASSOCIATES LLC	310 W 49TH ST #503	KANSAS CITY	MO	64112