



Neighborhood Meeting
October 14, 2025
PL2025243
Lee's Summit, MO

Application No PL2025243

Meeting date October 9, 2025

Notices were sent for the neighborhood meeting on October 1, 2025 via certified mail. Notice in included with this submittal

Sign in sheet is included with this submittal

Matt Schlicht with Engineering Solutions

Comments from neighbors

- Discussion on AG zoning allowances / requirements
- Concerns over chemical applications for agricultural uses
- Overall glad to hear the site is not planning for development

Meeting concluded at 7:00 pm

Notes taken and provided by Matt Schlicht, Engineering Solutions

NOTICE TO PROPERTY OWNERS PLANNING COMMISSION & CITY COUNCIL

Date Notice Sent:

October 1, 2025

Neighborhood meeting will be held on the following application as noted below

Public hearings will be held on the following application during the meeting of the Planning Commission and City Council of the City of Lee's Summit as noted below.

Application#: PL2025243

Description of Proposal: Rezoning with no Preliminary Development Plan

Location of the Property (Street Address): 1660 NE TUDOR RD, LEES SUMMIT, MO
640861700 NE TUDOR RD, LEES SUMMIT, MO 640861650 NE TUDOR RD, LEES SUMMIT,
MO 64086

Applicant:

Neighborhood Meeting:

Date and Time of Meeting: October 9, 2025 at 6:30 PM
4 SE Independence Ave, Redwood Room
Lee's Summit, MO 64063

Meeting of: **Planning Commission**

Date and Time of Hearing: Thursday, November 13, 2025, 5:00 p.m.

City Council

Date and time of Hearing: Tuesday, December 16, 2025, 6:00 p.m.

Location of public hearing (check the line that applies):

☒ **City Council Chambers, City Hall, 220 SE Green St, Lee's Summit, Missouri**

All interested persons are invited to attend and will have an opportunity to be heard at the public hearing.

Protest Petition: Property owners within 185 feet of the property for which the public hearing is required before the City Council shall have the opportunity to submit a protest petition. The petition shall be in conformance with the Unified Development Ordinance and shall be filed with the office of the City Clerk prior to City Council action. Staff recommends petitions be filed at least two weeks prior to the City Council hearing so the validity of the protest will be verified prior to the hearing.

For more information, contact the Development Services Department, City of Lee's Summit, at (816) 969-1200.

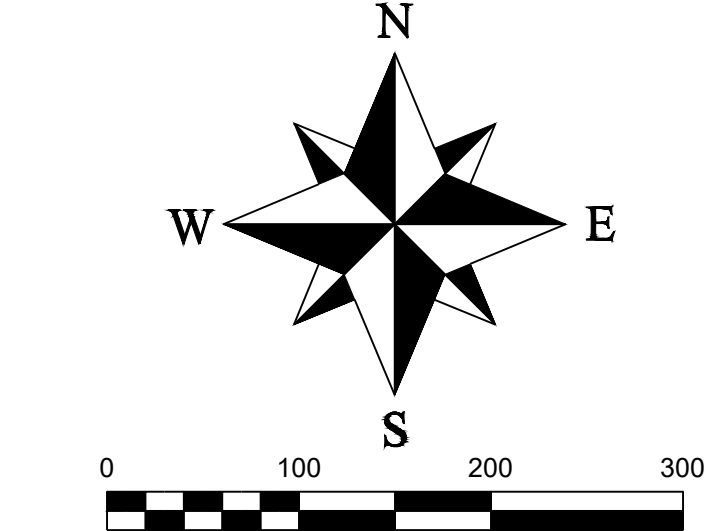
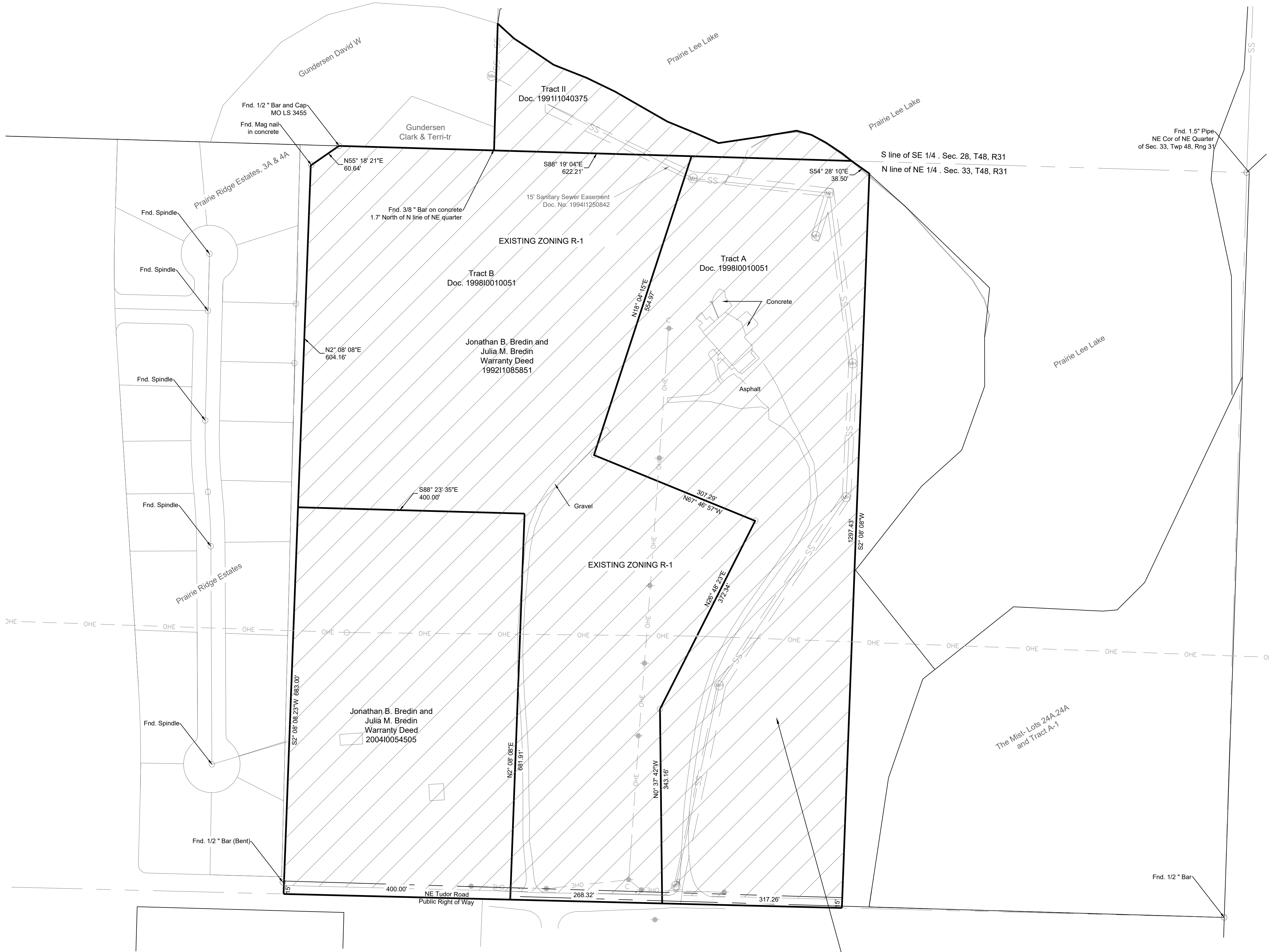
*This notice is to be mailed by applicant at least fifteen (15) days prior to the date of the public hearing, to the last known record owner of all property within 300 feet from the boundaries of the property for which the application is being considered.

To Applicant: An affidavit must be filed with the Development Services Department prior to the public hearing, certifying that mailed notices have been sent in accordance with Section 4.160 of the Unified Development Ordinance.

REZONING EXHIBIT

1650 NE Tudor Road
Section 33, Township 48 North, Range 31 West
Section 28, Township 48 North, Range 31 West
Lees Summit, Jackson County, Missouri

OWNER:
BREDIN JONATHAN B & JULIA M
1650 NE TUDOR RD
LEES SUMMIT MO 64086



PROPERTY DESCRIPTION

Doc. No. 200410054505
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 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.

PROPERTY DESCRIPTION

TRACT A LEGAL DESCRIPTION
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 48 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 64 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.

TRACT B LEGAL DESCRIPTION
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 268.32 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; thence S 00 degrees 38 minutes 43 seconds E, a distance of 344.98 feet to the POINT OF BEGINNING, containing 13.4 acres.

PROPERTY DESCRIPTION

TRACT II LEGAL DESCRIPTION
That part of the Southeast ¼ 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 and immediately adjoining Tract No. 1 as described herein.

REVISIONS	
DATE	

1650 NE Tudor Road
Section 33, Twp. 48 N, Rng. 31 W
Lees Summit, Jackson County, Missouri

REZONING EXHIBIT

SHEET	SECTION	TOWNSHIP	RANGE	COUNTY	JOB NO.
1 OF 1	33	48 N	31 W	Jackson	1650 NE Tudor
DRAWN BY	SCALE	DATE OF PREPARATION			
M. Schlicht, PLS., PE	1"= 100'	September 11, 2025			

PROFESSIONAL SEAL

ENGINEERING
ENGINEERING & SURVEYING
SOLUTIONS

50 SE 30TH STREET
LEES SUMMIT, MO 64082
P: (816) 623-9888 F: (816) 623-9849

CITY OF LEES SUMMIT
PO BOX 1600
LEES SUMMIT, MO 64086

ROBERTS SCOTT R
1516 NE LAKE SHORE DR
LEES SUMMIT, MO 64086

SCHMUKE PAUL M
1512 NE LAKE SHORE DR
LEES SUMMIT, MO 64086

ROBIE HANNAH
1909 SW 5TH ST
LEES SUMMIT, MO 64081

HILLBRAND CHRISTOPHER TRUSTEE
1514 NE LAKE SHORE DR
LEES SUMMIT, MO 64086

BOLICH REBECCA L
1300 NE TIMBER CREEK DR
LEES SUMMIT, MO 64086

HUTSLER SHERYL
1304 NE TIMBERCREEK DR
LEES SUMMIT, MO 64086

REAMS MICHAEL PAUL
1312 NE TIMBERCREEK DR
LEES SUMMIT, MO 64086

FINNEGAN TIMOTHY P & BRUNKOW
TERESA L
1344 NE TIMBERCREEK DR
LEES SUMMIT, MO 64086

MELA JAMES ROBERT & CAROL LOUISE
1324 NE TIMBERCREEK DR
LEES SUMMIT, MO 64086

BREDIN JONATHAN B & JULIA M
1650 NE TUDOR RD
LEES SUMMIT, MO 64086

BREDIN JONATHAN B & JULIA M
1700 NE TUDOR RD
LEES SUMMIT, MO 64086

WARD KEITH D & MELINDA M-TRUSTEES
1417 NE HORIZON DR
LEES SUMMIT, MO 64086

SCOTT HAROLD M & JOSEPHINE
1416 NE HORIZON DR
LEES SUMMIT, MO 64086

FERGUSON CHANTELE ALISHA MERCIER
1412 HORIZON
LEES SUMMIT, MO 64086

SCHIERECK DONALD & DEBORAH
1408 NE HORIZON DR
LEES SUMMIT, MO 64086

ARONHALT JAMES D & SHERRY L
1404 NE HORIZON DR
LEES SUMMIT, MO 64086

VOGT ANGELLA K & WESLEY B
1400 NE HORIZON DR
LEES SUMMIT, MO 64086

CADWALADER JOHN B & MELISSA L
2807 W 49TH TER
MISSION, KS 66205

SMITH DEBRA J
1308 NE HORIZON DR
LEES SUMMIT, MO 64086

MCCULLOUGH JOHN W & MARY SUE-
TRUSTEES
PO BOX 45
TRENTON, MO 64083

SMITH STEPHEN C
1300 NE HORIZON DR
LEES SUMMIT, MO 64086

NICHOLS DAVID B & KERRIE L
1305 NE HORIZON DR
LEES SUMMIT, MO 64086

PADGET JACK R & NORMA J
1309 NE HORIZON DR
LEES SUMMIT, MO 64086

CLEMENS DEREK C
5310 PIN OAK LN
SEDALIA, MO 65301

ABELN MICHAEL J & PATTI A
1313 NE HORIZON DR
LEES SUMMIT, MO 64086

SCHEER JAMES V & MARTHA L TRUSTEE
1401 NE HORIZON DR
LEES SUMMIT, MO 64086

FROCK SHERRI
1405 NE HORIZON DR
LEES SUMMIT, MO 64086

PFAFF MICHAEL S & ELIZABETH S
1409 NE HORIZON DR
LEES SUMMIT, MO 64086

GORDEN STEVEN C & LINDSAY M
1413 NE HORIZON DR
LEES SUMMIT, MO 64086

POWELL MARSHA K – TRUSTEE 1309 TIMBERCREEK DR LEES SUMMIT, MO 64086	CUNDIFF JOINT REVOCABLE TRUST 1305 NE TIMBERCREEK DR LEES SUMMIT, MO 64086	FUGATE ERNEST K & MARY E 1301 NE TIMBERCREEK DR LEES SUMMIT, MO 64086
SCIRE VINCENZO & MARIA-TRUSTEES 1201 NE TODD GEORGE RD LEES SUMMIT, MO 64086	BREDIN JULIA M & JONATHAN B 1700 NE TUDOR RD LEES SUMMIT, MO 64086	HAIRINGTON ESTATES HOME OWNERS ASSOC 3915 SW LIDO DR LEES SUMMIT, MO 64081
THE MIST HOME OWNERS ASSOC 4301 NE HOIT DR LEES SUMMIT, MO 64064	CITY OF LEES SUMMIT 207 SW MARKET ST LEES SUMMIT, MO 64063	GUNDERSEN DAVID WHITNEY 1004 CAPTAIN MERRIMAN DR FREEMAN, MO 64746
BREDIN JULIA M-TRUSTEE 2617 LAKE DR N BOYNTON BEACH, FL 33435	JACKSON COUNTY MISSOURI 415 E 12TH ST KANSAS CITY, MO 64106	TAYLOR JERRY DEAN 1510 NE LAKE SHORE DR LEES SUMMIT, MO 64086
THOMAS BYRON L & LORI M 1316 NE TIMBERCREEK DR LEES SUMMIT, MO 64086	SPURLOCK HERSCHELL & BIANCA MARIA TRUSTEE 904 SE 5TH ST LEES SUMMIT, MO 64063	GUNDERSEN CLARK & TERRI-TR 1004 CAPTAIN MERRIMAN DR FREEMAN, MO 64746
METELKO DANA 1308 NE TIMBERCREEK DR LEES SUMMIT, MO 64086		

ENGINEERING SOLUTIONS

ENGINEERS • SURVEYORS

50 SE 30th Street
Lee's Summit, Missouri 64082
(816) 623-9888 Phone
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engineeringsolutions_ls@yahoo.com

Project Name: 1650 Tudor
Date: 10/9/25
By: _____
Description: Neighborhood Map

DAVID Nichols
1305 NE Horizon Dr
LS MO 64086

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Lee's Summit, Missouri 64082
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engineeringsolutions_ls@yahoo.com

Mike + Jess Reams
1312 NE Timbercreek Dr
L.S. Mo 64086

Project Name: 1650 Tudor
Date: 10/9/25
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engineeringsolutions_ls@yahoo.com

Project Name: 1650 TUDOR
Date: 10/9/25
By: _____
Description: Neighborhood Map

TIM FINNEGAN & TERESA BRUNKOW

1344 NE TIMBERCREEK DR.
LS, MO 64086