



LEE'S SUMMIT
MISSOURI
Development Services Department

Development Services Staff Report

File Number	PL2025-058
File Name	REZONING from AG to R-1
Applicant	Richard McMillin, Paula McMillin, Michael King, Michelle King (nee Huie)
Property Address	3699 SW Pryor Rd, 3613 SW Pryor Rd, 3609 SW Pryor Rd, 3620 SW Crane Rd, and two abutting unaddressed parcels
Planning Commission Date	July 10, 2025
Heard by	Planning Commission and City Council
Analyst	Claire Byers, Senior Planner

Public Notification

Pre-application held: March 4, 2025
Neighborhood meeting conducted: May 29, 2025
Newspaper notification published on: June 21, 2025
Radius notices mailed to properties within 300 feet on: June 4, 2025
Site posted notice on: June 18, 2025

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Attachments

Rezoning Exhibit and Legal Description, dated May 7, 2025
Neighborhood Meeting Notes, uploaded June 5, 2025 – 2 pages
Location Map

1. Project Data and Facts

Project Data	
Applicant/Status	Richard McMillin, Paula McMillin, Michael King, Michelle King (nee Huie)/ Applicants & Property Owners
Applicant's Representative	Richard McMillin and Michael King, Representatives
Location of Properties	3699 SW Pryor Rd, 3613 SW Pryor Rd, 3609 SW Pryor Rd, 3620 SW Crane Rd, and two abutting unaddressed parcels
Size of Properties	±2.98 acres total (129,596.24sf) ±0.66 acres (28,889.48sf) 3699 SW Pryor Rd ±0.81 acres (35,190.80sf) 3613 SW Pryor Rd ±0.46 acres (20,215.18sf) 3609 SW Pryor Rd ±0.56 acres (24,586.96sf) 3620 SW Crane Rd ±0.25 acres (10,971.66sf) Parcel ID 69-630-41-04-00-0-00-000 ±0.29 acres (12,637.66sf) Parcel ID 69-630-41-05-00-0-00-000
Number of Existing Lots	6
Number of Proposed Lots	4
Density	1.34 dwelling units/acre (4.0 max. dwelling units/acre in proposed R-1 zoning district)
Zoning (Existing)	AG (Agricultural)
Zoning (Proposed)	R-1 (Single-Family Residential)
Comprehensive Plan Designation	Residential 1
Procedure	<p>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.</p> <p>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 R-1 zoning district.</p>

Current Land Use
<p>The subject properties are within the Grand Summit View neighborhood. Four (4) of the six (6) properties are developed with existing single-family homes, which were constructed between the 1950s and 1970s. The remaining two (2) unaddressed parcels are vacant of structures but are separately owned and used by the respective abutting property owners to the north and south. The two unaddressed parcels originally constituted all of Lot 1, Grand View Summit. Lot 1 was divided by metes and bounds without a plat on an undetermined date, with the north half conveyed to the owner of 3609 SW Pryor Rd and the south half conveyed to the owner of 3613 SW Pryor Rd.</p>

Description of Applicant's Request

The primary purpose for the applicants' request to rezone the properties from AG to R-1 is to be able to apply for a minor plat to replat the two (2) unaddressed parcels (Parcel ID #s 69-630-41-04-00-0-00-000 and 69-630-41-05-00-0-00-000) in order to create two total larger lots for 3609 SW Pryor Rd and 3613 SW Pryor Rd. The secondary purpose for the applicants' request to rezone the properties from AG to R-1 is to have the affected properties subject to development standards (e.g., minimum setbacks, minimum lot size, etc.) reflective of their true single-family residential nature versus the existing AG development standards that are tailored for expansive 10+ acre lots. Applying AG development standards to standard residential-sized lots limits the ability of property owners to make certain improvements on their property, primarily as it relates to compliance with minimum setback requirements.

The Grand Summit View neighborhood was configured prior to annexation into the city in 1964 and the adoption of the Unified Development Ordinance. The developed lots are considered legally non-conforming under the current AG development standards. No changes to the existing dwellings or site alterations are proposed at this time.

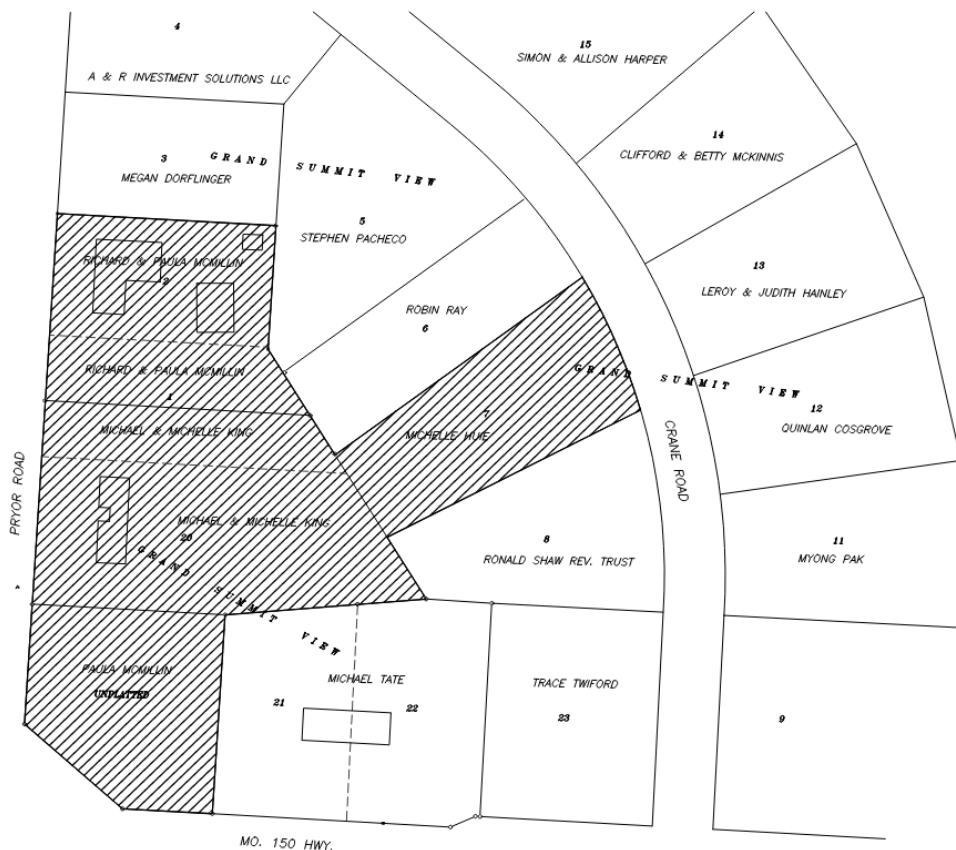


Figure 1. Rezoning Exhibit

2. Land Use

Description and Character of Surrounding Area

The subject properties are located northeast of the intersection of SW Pryor Road and SW M-150 Highway, approximately 0.08 miles east of the western city boundary. Surrounding lots are zoned AG and R-1. The AG-zoned properties are legally non-conforming with current AG standards due to the age of development.

Adjacent Land Uses and Zoning

North:	Single-family residences / AG, Agricultural
South:	Single-family residences / AG, Agricultural
East:	Single-family residences / AG, Agricultural
West (across SW Pryor Rd):	Single-family residences / R-1, Single-Family Residential

Site Characteristics

The subject properties are within the Grand Summit View neighborhood, and the existing dwellings take access from SW Pryor Rd and SW Crane Rd. The neighborhood is built out except for Lot 1, which has a utility transformer along the southern half of the frontage; the northern half is used as a gravel drive for the northern adjacent Lot 20. The topography of the neighborhood slopes downward towards the southwestern boundary, with a change in elevation of almost 20 feet.



Figure 2. Aerial View

Special Considerations

The subject properties are within the M-150 Corridor Development Overlay District; however, single-family residential development is exempt from all design standards (Sec. 5.510).

3. Unified Development Ordinance (UDO)

Section	Description
2.240,2.250,2.260	Rezoning
4.090	Zoning District (R-1)

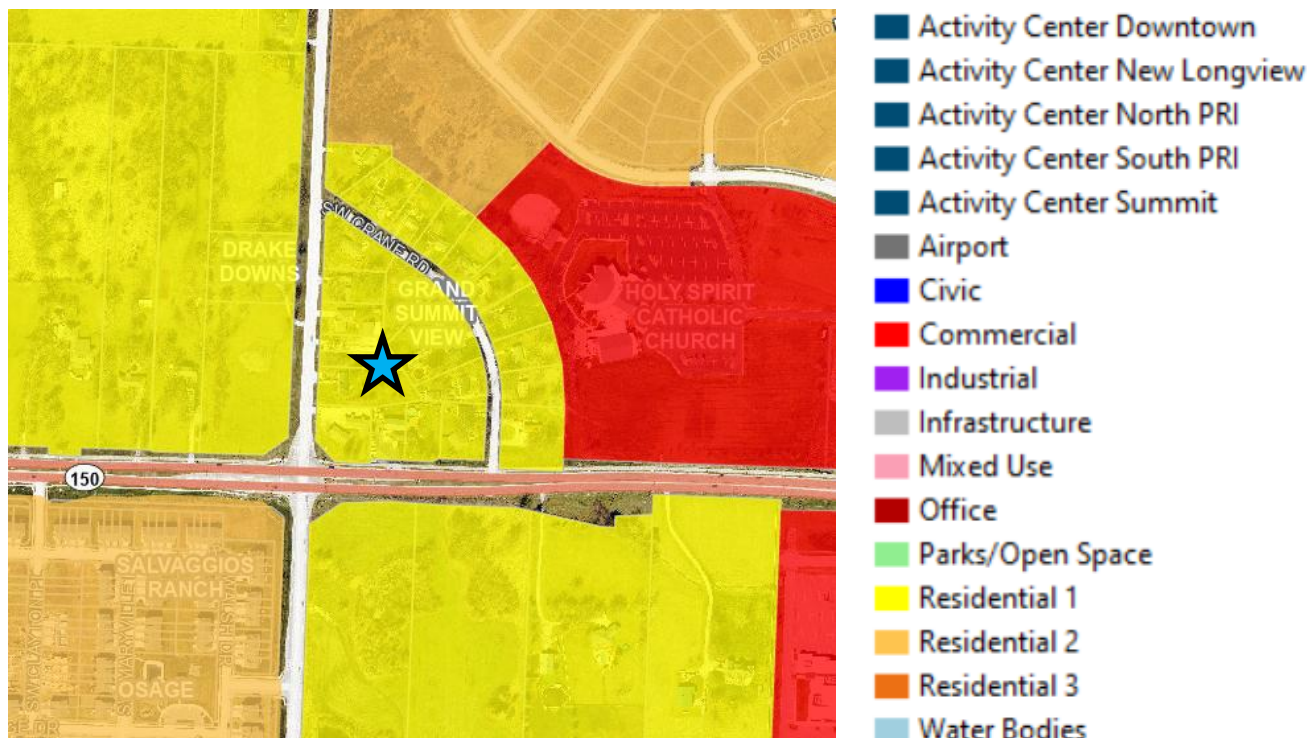
Neighborhood Meeting

The applicants hosted a neighborhood meeting on May 29, 2025. Seven (7) members of the public attended and according to the meeting notes, discussed the rezoning process with neighbors.

Staff has not received any comments, emails, or phone calls in favor or in opposition to the project.

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 Residential 1. This residential category is primarily for single-family residential development that ranges from very low density rural residential with limited farming activities to medium and large lot single-family subdivisions. Residential 1 is characterized by a typical suburban form with medium to large-sized lots in subdivisions, and a maximum density of three dwelling units per acre. The subject properties range from 20,000 sf-35,000 sf in size and have a density of 1.34 dwelling units per acre, consistent with the Residential 1 designation.

5. Analysis

Background and History

- 1950 - The existing single-family dwelling at 3620 SW Crane Rd was built per Jackson County Assessor data.
- September 13, 1953 - The Jackson County Recorder of Deeds office recorded the subdivision plat *Grand Summit View* (Book 16, Page 191).
- 1960 - The existing single-family dwelling at 3609 SW Pryor Rd was built per Jackson County Assessor data.
- 1962 - The existing single-family dwelling at 3613 SW Pryor Rd was built per Jackson County Assessor data.
- October 30, 1963 - The Jackson County Recorder of Deeds office recorded the subdivision plat *Grand Summit View Lots 19-23* (Book 27, Page 48).
- December 31, 1964 - The Grand Summit View neighborhood was annexed into Lee's Summit as part of a larger 24,429-acre annexation.
- 1975 - The existing single-family dwelling at 3699 SW Pryor Rd was built per Jackson County Assessor data.

Compatibility

The requested rezoning to the R-1 district is an appropriate and compatible district for the surrounding area as it is currently already developed and meeting R-1 standards. No changes to the existing structures or further development of the properties are proposed at this time.

Adverse Impacts

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

Public Services

The subject properties are served by an existing 6" public water line. Public sanitary sewer service is not available; the subject properties are each served by an existing on-site private septic sewer system.

Unified Development Ordinance

The UDO has various zoning district options to accommodate single-family residences. The R-1 Single-Family Residential District is established to provide low-density, single-family detached residential development. The R-1 density supports the goal of the Lee's Summit Comprehensive Plan in providing single-family densities at a maximum of four units per gross acre in close proximity to existing urban development. The subject properties' existing lot sizes are considered legally non-conforming because they predate the existing UDO standards requiring a minimum lot size of 10 acres for AG zoning. With approval of the proposed rezoning from AG to R-1, the subject properties will meet the development standards of the R-1 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 recombination of Grand View Summit, Lots 1, 2 & 20 shall be approved and recorded prior to any building permits being issued for said properties.
2. Upon approval of the proposed rezoning from AG to R-1, by City Council, the applicant will become responsible to provide the appropriate level of right-of-way maintenance (mowing) during each growing season with the defined area abutting their property as defined and outlined in the City's Mowing Policy, approved by Council on November 3, 2005.