



**LEE'S SUMMIT**  
MISSOURI  
Development Services Department

---

## Development Services Staff Report

<b>File Number</b>	PL2024-078
<b>File Name</b>	REZONING from AG & RP-2 to RLL
<b>Applicant</b>	Jaclyn Maloney
<b>Property Address</b>	2800 SE Ranson Rd 1300 SE Hook Ln
<b>Planning Commission Date</b>	May 9, 2024
<b>Heard by</b>	Planning Commission and City Council
<b>Analyst</b>	Hector Soto, Jr., AICP, Senior Planner

---

### Public Notification

Pre-application held: March 19, 2024  
Neighborhood meeting conducted: April 9, 2024  
Newspaper notification published on: April 20, 2024  
Radius notices mailed to properties within 300 feet on: April 16, 2024  
Site posted notice on: April 18, 2024

---

### Table of Contents

1. Project Data and Facts	2
2. Land Use	3
3. Unified Development Ordinance (UDO)	4
4. Comprehensive Plan	4
5. Analysis	4
6. Recommended Conditions of Approval	7

### Attachments

Rezoning Exhibit and Legal Description, dated February 21, 2024  
Applicant Narrative, uploaded March 24, 2024 – 2 pages  
Neighborhood Meeting Notes, uploaded April 10, 2024  
Location Map

## 1. Project Data and Facts

Project Data	
Applicant/Status	Jaclyn Maloney / Property Owner
Applicant's Representative	Jaclyn Maloney
Location of Property	2800 SE Ranson Rd 1300 SE Hook Ln
Size of Property	±1.32 acres – 2800 SE Ranson Rd ±4.03 acres – 1300 SE Hook Ln <b>±5.35 total acres</b>
Number of Existing Lots	2
Number of Proposed Lots	1
Density	0.2 dwelling units/acre
Zoning (Existing)	RP-2 (Planned Two-family Residential) – 2800 SE Ranson Rd AG (Agricultural) and RP-2 – 1300 SE Hook Ln
Zoning (Proposed)	RLL (Residential Large Lot)
Comprehensive Plan Designation	Residential 1
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.  <b>Duration of Validity:</b> 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 RLL zoning district.

Current Land Use
The subject abutting properties are under common ownership. A single-family residence is constructed on the parcel addressed 2800 SE Ranson Rd. The parcel addressed 1300 SE Hook Ln has historically been used for agricultural purposes (including the keeping of horses) and is the site of two (2) barns. Approximately 4.56 acres of the subject 5.35 acres are currently zoned RP-2; the existing residence and two (2) barns are located on the RP-2-zoned portion of the property. The remaining 0.7 acres are zoned AG and has no improvements or structures on said portion of property.

Description of Applicant's Request
The applicant recently purchased the subject properties to serve as her residence. The purpose for the applicant's request to rezone the property from RP-2 to RLL is to allow private horse pasturing as an accessory use to the current residential use and to resume use of the existing horse barn and shed on the property.  Horse pasturing for personal use is an allowed accessory use under the UDO on property zoned AG, as well as property that is both: 1) at least one (1) acre in size; and 2) zoned RDR (Rural Density Residential), RLL or R-1 (Single-family Residential). The UDO does not allow horse pasturing as an accessory use on property zoned RP-2. Horses were historically kept on the subject RP-2 property prior to the UDO going

into effect in 2001 and as such was considered a lawful non-conforming accessory use. However, no keeping of horses has taken place on the property in over 180 consecutive days. If any lawful non-conforming use of land ceases for any reason for a period of more than 180 consecutive days, the lawful non-conformation status of said use is extinguished and cannot be resumed except in compliance with the current terms of the UDO. Should the proposed rezoning to RLL be approved, the subject 5.35-acre property would meet the conditions of the UDO allowing the pasturing of horses to resume.

## 2. Land Use

### Description and Character of Surrounding Area

The subject property is generally located at the northwest corner of SE Ranson Rd and SE Hook Ln, approximately 2.4 miles south of US 50 Highway. The surrounding area in all directions is characterized by rural development primarily composed of single-family residences on large acreage tracts, as well as the James A. Reed Memorial Wildlife Area across SE Ranson Rd to the east.

### Adjacent Land Uses and Zoning

<b>North:</b>	Single-family residences on large acreage / AG
<b>South:</b>	Single-family residences on large acreage / RP-2
<b>East (across SE Ranson Rd – outside city limits):</b>	James A. Reed Memorial Wildlife Area
<b>West:</b>	Single-family residences on large acreage / AG and RP-2

### Site Characteristics

The subject 5.35 acres is home to a single-family residence and two (2) barns/sheds. A pond sits in the front yard of the residence. The subject property has access to both SE Ranson Rd and SE Hook Ln.



<b>Special Considerations</b>
N/A

### 3. Unified Development Ordinance (UDO)

Section	Description
2.240,2.250,2.260	Rezoning
4.080	Zoning District (RLL)
6.1350	Accessory Uses and Structures – Residential Districts
10.040	Lawful Non-conformities

<b>Neighborhood Meeting</b>
<p>The applicant hosted a neighborhood meeting on April 9, 2024, to discuss the proposed rezoning to RLL. Five (5) members of the public attended the meeting. The applicant explained to the attendees that the reason behind the requested rezoning was to re-establish to the ability to keep horses on the property, which is no longer allowed under the existing RP-2 zoning. Also discussed was that RLL zoning is being pursued versus AG zoning because the 5.35-acre property does not meet the UDO’s 10-acre minimum for the AG zoning district. No opposition to the rezoning was expressed by any members in attendance at the neighborhood meeting.</p> <p>Staff has been contacted by one member of the public to date seeking additional information on the subject application. Said member of the public did not express opposition following discussion with staff regarding the background and details of the application.</p>

### 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.

### 5. Analysis

#### Background and History

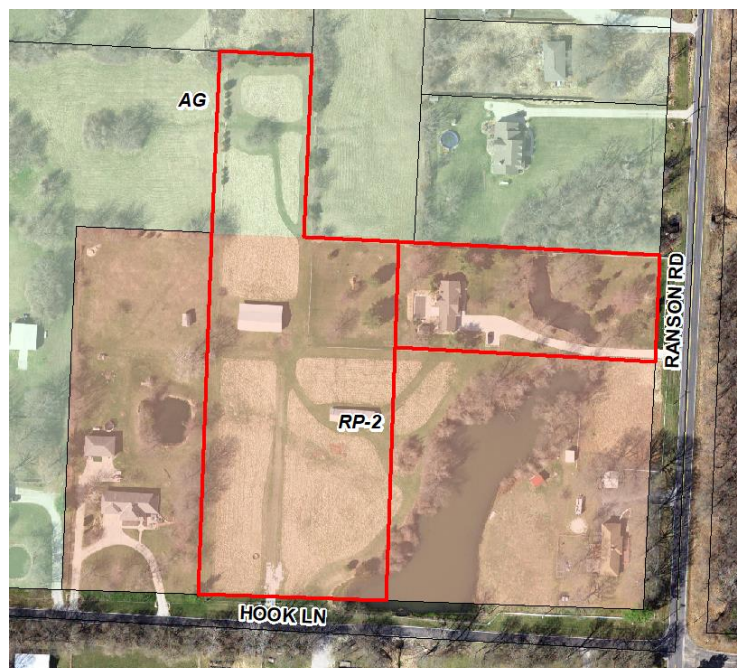
- December 31, 1964 – Approximately 24,429 acres were annexed into the corporate limits of Lee’s Summit by Ordinance No. 812. The subject property was included in the annexation.
- Circa 1968 – A barn/shed was constructed on the property addressed 1300 SE Hook Ln.
- September 21, 1971 – The Board of Aldermen approved a rezoning (Appl. 1971-020) of two (2) tracts of land totaling 11.2 acres (Tract A – 6.2 acres and Tract B – 5.0 acres) from AG to R-2 (now RP-2) at

the northwest corner of SE Ranson Rd and SE Hook Ln. The intent of the rezoning was to allow construction of a duplex on one of the two tracts of land. The duplex was never constructed.

- Circa 1973 – A second barn/shed was constructed on the property addressed 1300 SE Hook Ln.
- September 18, 1984 – The City Council approved the final plat (Appl. #1984-140) of *Ranson Farms, Lots 1-3* by Ordinance No. 2563.
- September 20, 1984 – The City issued a building permit (Permit No. 84-566) for construction of a single-family residence on the property addressed 2800 SE Ranson Rd.
- May 28, 1985 – The Jackson County Recorder of Deeds office recorded the final plat (Appl. #1985-182) of *Ranson Farms, 2<sup>nd</sup> Plat, Lots 4-6* by Instrument No. 1985-10627642.
- April 24, 2024 – Staff administratively approved the minor plat (Appl. #PL2024-077) of *Ranson Farms, Lot 3A* for the subject property. The plat has yet to be recorded.

**Compatibility**

The west side of SE Ranson Rd south of SE Bailey Rd is primarily developed as single-family residences on large acreage tracts. Zoning along the SE Ranson Rd corridor is primarily AG, but some RDR and RP-2 zoning exists in the area. The presence of RP-2 zoning in a rural area like the SE Ranson Rd corridor is an outlier attributed to a rezoning application approved in 1971 for construction of a duplex on a large acreage tract. Said duplex was never constructed, but the zoning remains. The RP-2-zoned property was later platted for single-family residential construction. Two (2) of the four (4) area lots with RP-2 zoning are the subject of this application for rezoning to RLL. The remaining two (2) lots with RP-2 zoning are developed with single-family residences—there are no duplexes in the area. The proposed RLL zoning is compatible with the predominate AG nature of the SE Ranson Rd corridor and allows for the keeping of horses as an accessory use, which is a compatible use of property in a rural area.



*Figure 1 - Area RP-2 zoned lots. The subject property proposed for RLL zoning are outlined in red.*



There will be no negative impact to the aesthetics of the surrounding properties which are similarly developed. The subject property is already developed with a single-family residence and two accessory buildings (i.e. barns/sheds) that were historically used for agricultural purposes. The purpose of the rezoning is to resume horse pasturing on the subject property.

**Adverse Impacts**

The proposed rezoning from AG and RP-2 to RLL will not injure or detrimentally affect the neighboring properties. The proposed RLL zoning is consistent with the rural character of the SE Ranson Rd corridor and will allow the applicant the ability to resume the keeping of horses on the subject property, which is not allowed by the UDO under the existing RP-2 zoning.

No new development is being proposed at this time and approval of the rezoning will not create additional storm water runoff. The subject property is a large acre site with ample green space to allow for natural on-site absorption of storm water.

**Public Services**

The subject property is served by an existing 8" public water line along the west side of SE Ranson Rd and an existing 12" public water main along the north side of SE Hook Ln. Public sanitary sewer service is not available; the subject property is serviced 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. More specifically, the AG, RDR and RLL zoning districts all allow for the single-family development of property with some rural characteristics. Some of these characteristics include: minimum lot sizes ranging from 0.5 acres (RLL) to 10 acres (AG); increased setbacks; and certain allowances for the keeping of horses and livestock. Following discussion between staff and the applicant, the RLL zoning district was determined to be the most appropriate zoning district for the applicant to pursue given the goal the applicant has to use the subject property as her primary residence and to keep horses for personal use.

The UDO's use conditions for horse pasturing (non-commercial) include the following:

- Zoning: AG, RDR, RLL or R-1;
- Minimum lot size: One (1) acre;
- Maximum of one (1) horse per acre; and
- Horse pasturing is not to be used for commercial gain and is only to be used for the pleasure of the owner or current occupants of the principal dwelling located on the same lot.

With approval of the proposed rezoning from AG and RP-2 to RLL, the applicant will meet the conditions to allow non-commercial horse pasturing on the subject property. Horse pasturing is not allowed under RP-2 zoning.

**Comprehensive Plan**

The proposed RLL zoning is consistent with the Residential 1 land use category identified for the area under the Ignite Comprehensive Plan. The Residential 1 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.

**Recommendation**

With the conditions 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 shall be approved and recorded for the lot line adjustment between the subject properties.