



LEE'S SUMMIT MISSOURI

Development Services Department

Development Services Staff Report

File Number	PL2025-242
File Name	REZONING from AG to R-1
Applicant	Matthew Schlicht
Property Address	3222 SW Pryor Road
Planning Commission Date	November 13, 2025
Heard by	Planning Commission and City Council
Analyst	Pierce Pulliam, Planning Intern

Public Notification

Pre-application held: August 18, 2025
Neighborhood meeting conducted: October 9, 2025
Newspaper notification published on: October 25, 2025
Radius notices mailed to properties within 300 feet on: October 1, 2025
Site posted notice on: October 25, 2025

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Attachments

Rezoning Exhibit and Legal Description, dated September 9, 2025
Neighborhood Meeting Notes, uploaded October 13, 2025 – 10 pages
Location Map

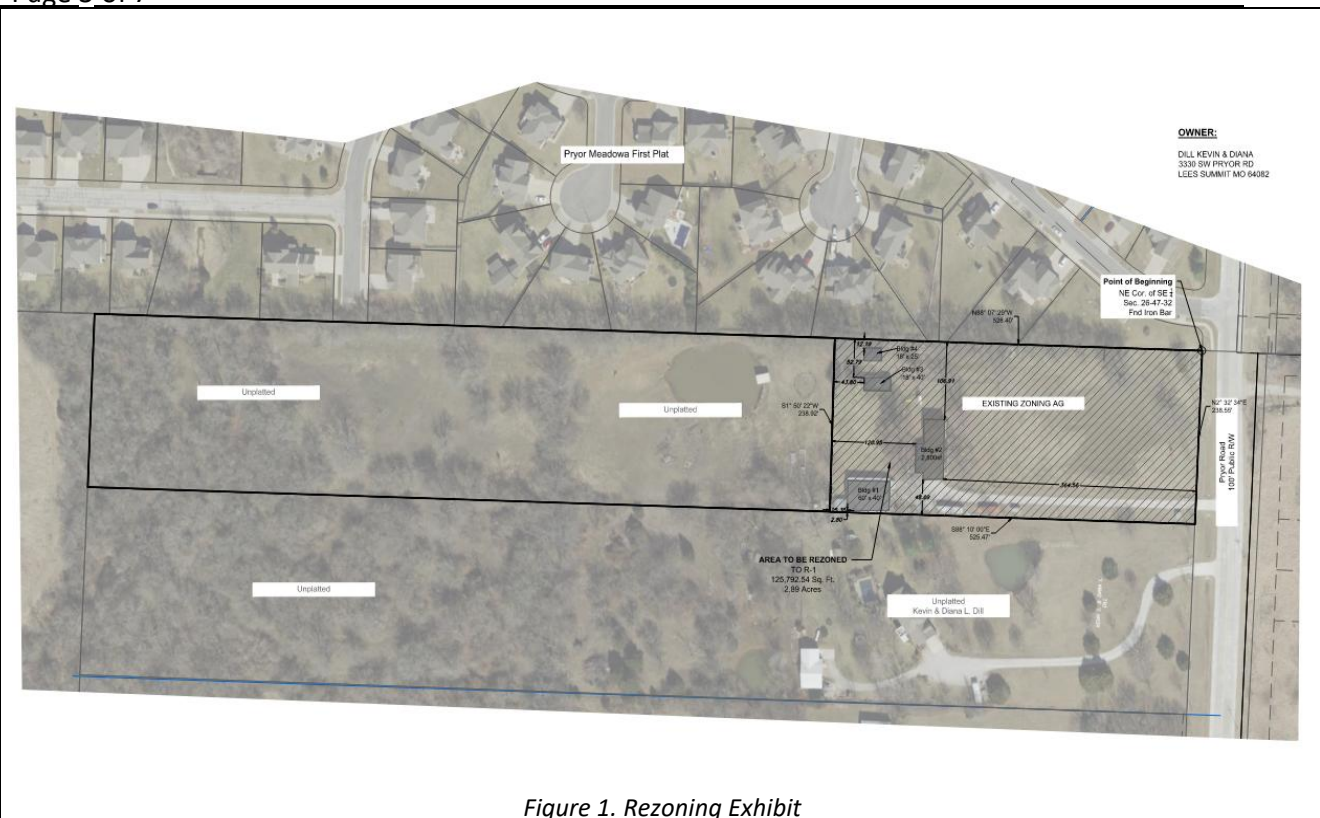
1. Project Data and Facts

Project Data	
Applicant/Status	Engineering Solutions/Matthew Schlicht/Kevin and Diana Dill (Property Owner)
Applicant's Representative	Matthew Schlicht
Location of Properties	3222 SW Pryor Road
Size of Properties	±7.72 acres total (336,283.2 sf)
Number of Existing Lots	1
Number of Proposed Lots	2
Density	.13 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	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. Duration of Validity: Rezoning approval by the City Council shall be valid upon approval and has no expiration. Neither a preliminary plat nor preliminary development plan is required when rezoning to the R-1 zoning district.

Current Land Use
The subject property is currently zoned AG with an existing 2,800 sq ft single-family residence on the property, as well as a 2,400 sq foot barn, a 720 sq ft shed, and a 450 sq ft shed.

Description of Applicant's Request
The applicant is requesting a change in zoning district from AG to R-1 on the eastern 2.89 acres of the property located at 3222 SW Pryor Road. The remaining 4.83 acres will retain the existing AG zoning and be combined, by Minor Plat, with the property located on the south side of the subject property. The applicant wishes to split the subject property in order to sell off the existing home. All lots resulting from a subdivision must meet minimum lot size requirements for the zoning district as established by the UDO. Because the minimum lot size for the AG district is 10 acres, splitting the property requires a rezoning in order for the property to be re-platted and remain a legal lot. No changes to the existing dwellings or site alterations are proposed. A condition of approval has been added to the approving ordinance delaying the effective date of the proposed rezoning until a plat has been submitted, approved and recorded in accordance with all UDO requirements.

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2. Land Use

Description and Character of Surrounding Area

The subject property is located at 3222 SW Pryor Road, southwest of the intersection of SW Pryor Road and SW Amber Lane. The site is .49 miles north of M-150 Highway and approximately 0.71 miles east of the western city boundary. Surrounding lots are zoned AG, R-1 and PMIX.

Adjacent Land Uses and Zoning

North:	Single-family residences/ R-1
South:	Single-family residences / AG
East (across SW Pryor Rd):	Single family residences/ PMIX; AG
West	Undeveloped / R-1

Site Characteristics

The subject property lies south of the Pryor Meadows neighborhood. There is access to the site from SW Pryor Road. The portion that is being requested to be rezoned is developed and the remaining part of the site is undeveloped containing a pond and woodland areas. The site is topographically even. The developed structures are considered legally non-conforming under the current AG development standards.



Figure 2. Aerial View

Special Considerations

N/A

3. Unified Development Ordinance (UDO)

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

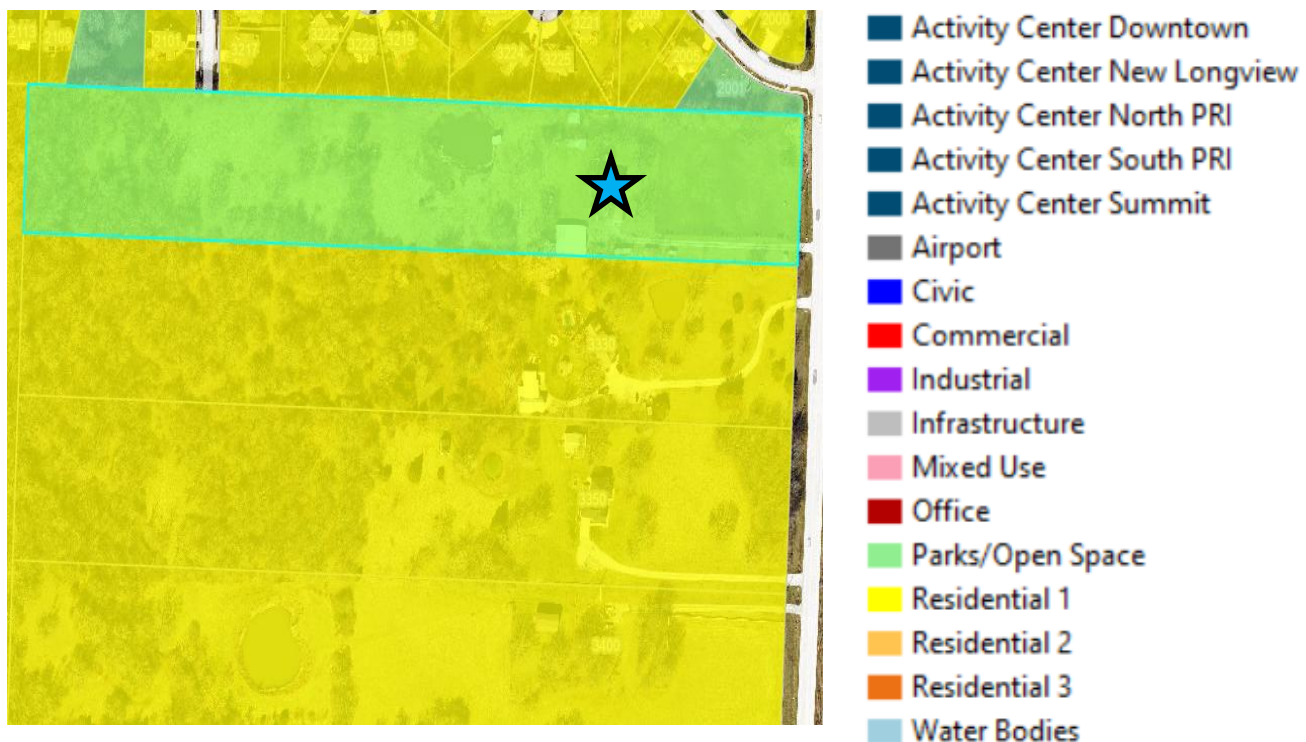
Neighborhood Meeting

The applicants hosted a neighborhood meeting on October 9, 2025. Two (2) 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 property is 336,283.2 sq. ft. in size and has a density of .13 dwelling units per acre, consistent with the Residential 1 designation.

5. Analysis

Background and History

- December 12, 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 and was assigned its current AG zoning designation.
- 1965- House was constructed on subject property.

Compatibility

The subject property has a R-1 zoned single-family subdivision to the north, and single-family residences to the east in a PMIX zoned area. The west side of the property is zoned R-1 as well but is currently undeveloped. Only the property to the south is zoned AG but does still contain a single-family residence. The portion of the property the applicant is requesting to be rezoned is developed with a single home and accessory structures that are legally non-conforming. As such the proposed R-1 zoning designation is ideal for maintaining compatibility with adjacent neighboring properties.

The scope of the project for which the rezoning is required does not include any new residential construction, but it is instead necessary to split the property. As such no negative impacts to the surrounding properties are foreseen. The subject property is currently developed with a single-family residence, and the proposed use if the property will not change with the change of the zoning designation.

Adverse Impacts

The proposed rezoning will not negatively impact the use or aesthetics of any neighboring properties, nor will 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 property is served by an existing 12" public water main along SW Pryor Rd. The property is also served by a 30" sewer line that runs along SW Amber Ln.

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 property's existing lot size 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 goals of the Ignite! Comprehensive plan, and the requirements of the UDO.

6. Recommended Conditions of Approval

Site Specific Condition of Approval

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