

BILL NO.

AN ORDINANCE APPROVING A REZONING FROM DISTRICT AG (AGRICULTURAL) TO DISTRICT R-1 (SINGLE-FAMILY RESIDENTIAL) ON APPROXIMATELY 9.59 ACRES OF LAND LOCATED AT 1548 NE WOODS CHAPEL ROAD, ALL IN ACCORDANCE WITH CHAPTER 33, THE UNIFIED DEVELOPMENT ORDINANCE, OF THE CODE OF ORDINANCES FOR THE CITY OF LEE'S SUMMIT, MISSOURI.

WHEREAS, Application #PL2025-020 submitted by Gary and Rose Ann Bromley, requesting approval of a rezoning from District AG (Agricultural) to District R-1 (Single-Family Residential) on land located at 1548 NE Woods Chapel Road, was referred to the Planning Commission to hold a public hearing; and

WHEREAS, the Unified Development Ordinance provides for the approval of a rezoning by the City following public hearings by the Planning Commission and City Council, and

WHEREAS, after due public notice in the manner prescribed by law, the Planning Commission held public hearings for the consideration of the rezoning on March 27, 2025 and rendered a report to the City Council recommending that the rezoning be approved; and

WHEREAS, after due public notice in the manner prescribed by law, the City Council held a public hearing on April 22, 2025, and rendered a decision to approve the rezoning for said property.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF LEE'S SUMMIT, MISSOURI, as follows:

SECTION 1. That a rezoning from AG (Agricultural) to R-1 (Single-Family Residential) is hereby approved on the following described property:

A PART OF THE SW 1/4 AND A PART OF THE SE 1/4 OF SECTION 9, TOWNSHIP 48, RANGE 31 IN LEE'S SUMMIT, JACKSON COUNTY, MISSOURI, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT 757.38 FEET SOUTH OF THE CENTER OF SECTION 9, TOWNSHIP 48, RANGE 31 IN JACKSON COUNTY, MISSOURI SAID POINT BEING ON THE NORTH SOUTH ONE HALF SECTION LINE; THENCE SOUTH ALONG SAID HALF SECTION LINE A DISTANCE OF 561.96 FEET; THENCE N 89°-10'-20" E A DISTANCE OF 582.22 FEET TO A POINT ON THE NORTHWESTERLY RIGHT-OF-WAY OF WOODS CHAPEL ROAD; THENCE S 35°-35'-37" W ALONG SAID RIGHT-OF-WAY A DISTANCE OF 491.71 FEET; THENCE N 9°- 07' E A DISTANCE OF 40.20 FEET; THENCE NORTH A DISTANCE OF 16.0 FEET; THENCE WEST A DISTANCE OF 694.38 FEET TO A POINT 392.0 FEET WEST OF SAID HALF SECTION LINE; THENCE NORTH AND PARALLEL TO SAID HALF SECTION LINE A DISTANCE OF 317.96 FEET; THENCE S 89°-09'-16" W A DISTANCE OF 281.76 FEET; THENCE N 00°-35'-32" E A DISTANCE OF 591.14 FEET; THENCE S 89°-23'-35" E A DISTANCE OF 667.73 FEET TO THE POINT OF BEGINNING, EXCEPT ANY PART THEREOF IN ROADS, AND ALSO EXCEPTING A RESERVATION TO RICHARD A. CARPENTER AND SHIRLEY C. SINGLETON, AS TRUSTEES UNDER A TRUST AGREEMENT DATED MAY 29, 1981, AND THEIR HEIRS AND ASSIGNS AND SUBSEQUENT GRANTEES OF AN EASEMENT TO THE SURFACE AND THE

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SURFACE ONLY OVER THE EAST 30 FEET OF THE NORTHERLY MOST 30 FEET OF THE ABOVE DESCRIBED TRACT.

SECTION 2. That a modification shall be granted to Section 6.1350(F)(1) of the Unified Development Ordinance to permit three (3) detached garage or storage/shed structures on the property heretofore described.

SECTION 3. That rezoning of the property from AG to R-1 shall be depicted on the rezoning exhibit appended hereto as Attachment A.

SECTION 4. Nonseverability. All provisions of this ordinance are so essentially and inseparably connected with, and so dependent upon, each other that no such provision would be enacted without all others. If a court of competent jurisdiction enters a final judgment on the merits that is not subject to appeal and that declares any provision or part of this ordinance void, unconstitutional, or unenforceable, then this ordinance, in its collective entirety, is invalid and shall have no legal effect as of the date of such judgment.

SECTION 5. That failure to comply with all of the provisions contained in this ordinance shall constitute violations of both this ordinance and Chapter 33, the City's Unified Development Ordinance, of the Code of Ordinances for the City of Lee's Summit.

SECTION 6. That this ordinance shall be in full force and effect from and after the date of its passage and adoption, and approval by the Mayor.

PASSED by the City Council of the City of Lee's Summit, Missouri, this ____ day of _____, 2025.

Mayor William A. Baird

ATTEST:

City Clerk *Trisha Fowler Arcuri*

APPROVED by the Mayor of said city this ____ day of _____, 2025.

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Mayor William A. Baird

ATTEST:

City Clerk *Trisha Fowler Arcuri*

APPROVED AS TO FORM:

City Attorney *Brian Head*