



Development Services Department

Development Services Staff Report

File Number	PL2025-243
File Name	REZONING from R-1 to AG
Applicant	Engineering Solutions
Property Address	1650, 1660, & 1700 NE Tudor Rd.
Planning Commission Date	November 13, 2025
Heard by	Planning Commission and City Council
Analyst	Adair Bright, AICP, Senior Planner

Public Notification

Pre-application held: May 27, 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 24, 2025

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Attachments

Rezoning Exhibit, dated September 11, 2025
Neighborhood Meeting Minutes, dated October 14, 2025
Location Map

1. Project Data and Facts

Project Data	
Applicant/Status	Engineering Solutions / Applicant
Applicant's Representative	Matthew Schlicht / Engineering Solutions
Location of Property	1650, 1660, & 1700 NE Tudor Rd.
Size of Property	29.95 +/- Acres
Number of Existing Lots	4
Density	0.03 dwelling units/acre
Zoning (Existing)	R-1 (Single-Family Residential)
Zoning (Proposed)	AG (Agricultural)
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 AG zoning district.

Current Land Use

The subject property is comprised of four parcels on a total of 29.95 acres. The property is zoned R-1 and is developed with a 4,600-sf. single-family residence and two accessory structures. The accessory structures are located in front of the principal structure and are an existing legal non-conformity.



Figure 1 – Map showing the subject property.

Description of Applicant's Request

The applicant is requesting a change in zoning district from R-1 to AG to facilitate the combination of the four existing parcels into one. Although the existing zoning would allow for the proposed total lot size, the quantity of accessory structures would exceed that allowed in R-1. No new development is proposed.

All lots resulting from a minor plat must meet minimum lot size requirements for the zoning district established by the UDO. Because the minimum lot size for the AG district is 10 acres, this property requires a rezoning to be re-platted and remain a legal lot.

2. Land Use**Description and Character of Surrounding Area**

The subject property is generally located on the north side of NE Tudor Rd just east of NE Todd George Parkway. The property is directly adjacent to Prairie Lee Lake and is approximately ½-mile south of NE Colbern Rd.



Figure 2 – Map showing the subject property and surrounding area.

The surrounding area is almost entirely agricultural or single-family residential in character. Residential developments containing single-family are located on either side of the property.

Adjacent Land Uses and Zoning

North:	Prairie Lee Lake and Detached Single-Family / R-1
South (across NE Tudor Rd.):	Reservoir, Water Supply or Storage Facility and Garden Center / AG
East:	Prairie Lee Lake and Detached Single-Family / R-1
West:	Detached Single-Family / R-1

Site Characteristics

The subject 29.95-acres is home to a single-family residence and two detached storage/garage structures. The property is provided access off NE Tudor Road where two separate entrances create a horseshoe driveway. The westernmost drive is gravel and is considered legal non-conforming while the eastern drive is paved.

Special Considerations

N/A

3. Unified Development Ordinance (UDO)

Section	Description
2.240,2.250,2.260	Rezoning
4.090	Zoning District (AG)

Neighborhood Meeting

The applicant hosted a neighborhood meeting on October 9, 2025, to discuss the proposed rezoning to AG. Three members of the public attended the meeting.

The applicant reported that the topics covered, and questions answered related to the following:

- AG zoning allowances and requirements
- Chemical applications for agricultural uses
- Development of the land

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

4. Comprehensive Plan

Focus Areas	Goals, Objectives & Policies
Strong Neighborhoods and Housing Choice	Goal: Create and maintain a variety of housing options, styles, and price ranges. Objective: Preserve and protect existing housing stock.

The proposed rezoning supports the Ignite! Comprehensive Plan's goal to create and maintain housing options by meeting the objective to preserve and protect housing stock. The rezoning will allow for the property owners to combine the four existing parcels into one to allow for the continued use of the single-family dwelling.

The rezoning is also supported by the future land use map which identifies the subject property as Residential 1. This land use category is primarily for low intensity, low density, large-lot single-family homes with limited farming activities.

5. Analysis

Background and History

- September 15, 1959 – Approximately 9,757 acres were annexed into the corporate limits of Lee's Summit by Ordinance No. 584.
- July 7, 1964 – Ord. No. 584 annexing the subject property was amended by Ordinance No. 812.
- 1987 – The existing house on subject property was constructed per Jackson County Records.

Compatibility

The north side of NE Tudor Road, along which the subject property is located, is primarily developed with single-family residences in either residential subdivisions or large-acre AG-zoned properties. As such, the proposed AG zoning district is ideal for aligning the zoning designation of the subject property with its intended use and density.

Because the scope of the project for which the rezoning is required does not include any new residential construction but is instead necessary for an administrative lot line adjustment, there will be no negative impacts to the surrounding properties. The subject property is already developed with a single-family residence, and the proposed use of the property will not change with the change of zoning designation.

Adverse Impacts

The proposed rezoning from R-1 to AG will not injure or detrimentally affect the neighboring properties. The proposed AG zoning and continued residential use of the property is consistent with the surrounding residential character of the area.

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 12" public water main along NE Tudor Rd. and by a public sanitary sewer line crossing the subject property

Unified Development Ordinance

The UDO has various zoning district options to accommodate single-family residences. The AG (Agricultural) District is established to provide areas for restricted agricultural uses and very low-density development. The subject property is comprised of four parcels, one of which contains a single-family dwelling, and one contains two accessory structures. Accessory structures are not permitted on lots without a principal structure and only one accessory structure is allowed within the existing R-1 zoning district. With approval of the proposed rezoning from R-1 to AG, the subject properties will meet the development standards of the AG district as outlined in the UDO.

Recommendation

With the conditions of approval below, the application meets the standards of the Ignite! Comprehensive Plan, and staff recommends approval of the application.

6. Recommended Conditions of Approval

Site Specific

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