



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

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## Development Services Staff Report

<b>File Number</b>	PL2025-020
<b>File Name</b>	REZONING from AG to R-1
<b>Applicant</b>	Gary L & Rose Ann Bromley
<b>Property Address</b>	1548 NE Woods Chapel Rd.
<b>Planning Commission Date</b>	March 27, 2025
<b>Heard by</b>	Planning Commission and City Council
<b>Analyst</b>	Ian Trefren, Planner

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### Public Notification

Pre-application held: January 9, 2025  
Neighborhood meeting conducted: February 17, 2025  
Newspaper notification published on: March 8, 2025  
Radius notices mailed to properties within 300 feet on: February 7, 2025  
Site posted notice on: March 7, 2025

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### Attachments

Rezoning Exhibit, dated February 6, 2025  
Neighborhood Meeting Notes, dated February 17, 2025  
Draft Minor Plat, dated December 13, 2024  
Location Map

## 1. Project Data and Facts

Project Data	
Applicant/Status	Gary L & Rose Ann Bromley / Property Owner
Applicant's Representative	Matthew Schlicht / Engineering Solutions
Location of Property	1548 NE Woods Chapel Road
Size of Property	9.59 Acres
Number of Existing Lots	1
Density	0.1 dwelling units/acre
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><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.</p>

Current Land Use
The subject property is a 9.59 acre AG-zoned parcel developed with a single-family residence.

Description of Applicant's Request
<p>The applicant is requesting a change in zoning district from AG to R-1 to facilitate the adjustment of the southern lot line in order to transfer a portion of the subject property to the abutting property owner to the south.</p> <p>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. A copy of the draft minor plat is attached for reference.</p>

## 2. Land Use

Description and Character of Surrounding Area
The subject property is generally located on the north side of NE Woods Chapel Rd to the southwest of the NE Georgian/NE Woods Chapel Rd intersection. The property is approximately 0.8 miles west of the I-470/NE Woods Chapel Rd interchange.



The surrounding area is almost entirely agricultural or single-family residential in character. A residential development containing single-family, two-family, and four-family residences is located northeast of the subject property in the Trails of Park Ridge residential subdivision.

#### Adjacent Land Uses and Zoning

<b>North:</b>	Single-family residences / R-1
<b>South:</b>	Single-family residences on large acreage / R-1 & AG
<b>East (across NE Woods Chapel Rd):</b>	Single-family residences on large acreage / AG Single-family/Two-family/Four-family residences / RP-3
<b>West:</b>	Single-family residences / R-1 Single-family residences on large acreage / AG

#### Site Characteristics

The subject 9.59 acres is home to a single-family residence, and three detached storage/garage structures. A pond is located on the southern property line. A shared-access drive is located on the property which provides access to the property at 1540 NE Woods Chapel Rd to the south. The subject property has access to NE Woods Chapel Rd.



#### Special Considerations

N/A

### 3. Unified Development Ordinance (UDO)

Section	Description
2.240,2.250,2.260	Rezoning
4.090	Zoning District (R-1)
6.1350	Residential districts – Permitted accessory uses and structures

#### Neighborhood Meeting

The applicant hosted a neighborhood meeting on February 17, 2025, to discuss the proposed rezoning to R-1.

Six (6) members of the public attended the meeting. The applicant representative explained the rezoning request and noted that the zoning was not being done to develop the site, but to permit the modification of an existing lot line between the two lots.

Discussion during the meeting primarily centered around the concern of potential development due to the change in zoning, and questions regarding changes to the existing buildings.

## 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

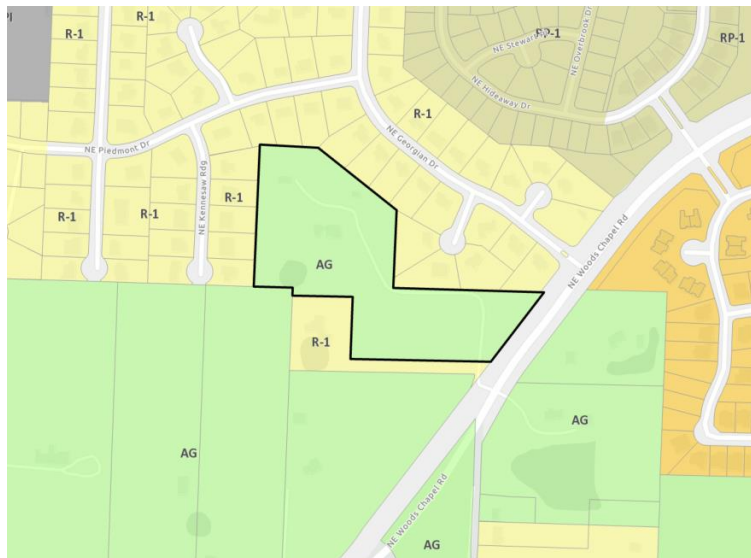
### Background and History

- 1935 – House on subject property was constructed in then-unincorporated Jackson County.
- September 15, 1959 – Approximately 9,757 acres were annexed into the corporate limits of Lee's Summit by Ordinance No. 584. The subject property was included in the annexation and was assigned its current AG zoning designation.

### Compatibility

The west side of NE Woods Chapel 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. The subject property itself is nestled between an R-1 zoned single-family subdivision to the north, and an R-1 zoned large-acre residential property to the south. Only the westernmost tip of the property abuts another AG-zoned property. As such, the proposed R-1 zoning designation is ideal for aligning the zoning designation of the subject property with adjacent properties.

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 AG to R-1 will not injure or detrimentally affect the neighboring properties. The proposed R-1 zoning is consistent with the semi-rural character of the NE Woods Chapel Rd corridor and will permit the applicant to adjust the lot line while maintaining the legal status of their property.

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 Woods Chapel Rd. Public sanitary sewer service is available via an 8" sanitary sewer line crossing the subject property, although the property is serviced by an existing on-site private septic sewer system.

### **Unified Development Ordinance**

The UDO contains several districts that permit the land use of a detached, single-family home. The R-1 zoning district permits the existing principal use by-right.

### **Comprehensive Plan**

The proposed R-1 zoning is consistent with the Residential 1 land use category identified for this 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 to medium and large-lot single-family subdivisions.

### **Modifications**

**The applicant is seeking a modification to UDO Section 6.1350(F)(1) pertaining to the maximum number of detached garages or storage/shed buildings.** Staff have reviewed the request and support the requested modification for the reasons identified below.

- Required – Maximum of one (1) garage or storage structure
- Proposed – Three (3) garage or storage structures
- Recommended – The UDO establishes a maximum detached garage size limit of 3,500 square feet for lots in residential districts (including R-1) that are 5 acres or larger. The two existing garage structures are collectively approximately 2,840 square feet in size. In addition to these two garage structures, there is a 236 sq. ft. shed on the property, resulting in a cumulative accessory structure area of 3,076 sq. ft.

Because the collective size of the accessory structures does not exceed the maximum area limit imposed by the UDO and all three structures already exist on the site, staff believes that granting a modification to permit the existing condition to persist under the new zoning designation will not injure or negatively impact surrounding properties or their owners.

Furthermore, the applicant currently has no limit on the number of garages or storage structures under the current AG district zoning designation. By granting the proposed modification and change in zoning, the applicant will be more restricted in their ability to add additional accessory structures than if they were to retain their current zoning designation. As such, staff is supportive of the modification request.

**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 Condition of Approval**

- A modification shall be granted to Section 6.1350(F)(1) of the UDO to permit three (3) detached garage or storage/shed structures on the subject property.