

RZ-2026-723

ATTACHMENT 1: PROPERTY DESCRIPTION

Description:

Lot 137, Resurvey of Quail Meadow, a subdivision in Jackson County, Missouri

RZ-2026-723

ATTACHMENT 2: ZONING SUPPORT DOCUMENTATION

Attachments

Plan Commission Public Hearing Summary of July 16, 2026

Staff Report

Zoning map of surrounding area

Names and addresses of surrounding property owners

Letter to surrounding property owners

Application

Aerial of location

Randy Diehl gave the staff report:

RE: RZ-2026-723

Applicant: Steve E & Yalena Harlow

Location: 13107 Pratt Road

Area: 2.07 ± acres

Request: Change of zoning from District AG (Agricultural) to District RE (Residential Estates)

Purpose: The purpose is rezone to decrease the side and rear yard setbacks for future construction.

Current Land Use and Zoning in the Area:

The zoning in the area is predominantly Agricultural. The land use within the platted subdivision is single family residences. Quail Meadows was platted in 1972. The Zoning Order (adopted in 1960) in place at the time did not requirement a change in zoning for platted lots. Therefore, the zoning is Agricultural. (Legal non-conforming).

The applicant wants to construct a 24 x 32 outbuilding closer to the North lot line. Rezoning would gain an additional 15 feet, as well as bringing the lot into compliance with the zoning ordinance.

The side yard setbacks will be reduced from 30 feet to 15 feet.

The rear yard setback will be reduced from 50 to 30 feet.

The front yard setback will remain 50 feet since these setbacks were established on the recorded plat.

County Plan:

The County Plan Development Diagram illustrates this area within the Urban Development Tier (UDT).

Recommendation:

This request for rezoning is consistent with the intent and purpose of the County Plan.

Staff recommends APPROVAL of RZ-2026-723

Respectfully submitted,

Jackson County Public Works
Development Division
Randy Diehl, Administrator

Mr. Antey: Any questions for Randy?

This is two acres, and usually a Residential Estates is three acres.

Mr. Diehl: So, there is a part of the code for Residential Estates that says, yes, new lots are three acres and above. However, an established lot can be down to two acres inside RE.

Mr. Antey: That's a new one on me, so that's what I'm getting all sorts of new stuff today.

Any other questions for Randy? Is the applicant present?

Steve Harlow, 13107 Pratt Road

Mr. Antey: Do you have anything to add to Randy's report?

Mr. Harlow: Nothing to add. Just the use of the property, the expected outbuilding and others, consistent with other houses and properties in the subdivision.

Mr. Antey: Any questions for the applicant? Thank you.

Is there anyone else present today that would like to speak in favor of this application?

Is there anyone present that would like to speak that is opposed to or has concerns or questions concerning this application.

Seeing none, I would entertain a motion to go under advisement.

Mr. Monaco moved to take under advisement. Mr. Moreno seconded.

Discussion under advisement

We are under advisement. Any comments from the commission?

Mr. Crawford: Question for Randy. With the previous Quail Meadows in our previous meeting. Could he have applied for a variance?

Mr. Diehl: He could have. They chose rezoning. The benefit that you get from the rezoning is that if you put an outbuilding on the other side, the rezoning it, it's all sides done.

Whereas the variance is only good for that particular structure., if he wants to put something on the south side, he'll need another variance.

Mr. Monaco: Would it be the same if the building burned down, he'd have to get another variance.

Mr. Diehl: There is a provision in the code that would allow a non-conforming structure to be replaced in the same spot within a certain time frame. You just can't alter the non-conformity, getting any closer or expanding the footprint.

Mr. Antey: Is there anyone else present today that would like to speak in favor of this application?

Mr. Monaco moved to approve. Mr. Smead seconded.

Mr. Farrar:	Approve
Ms. Ryerkerk:	Approve
Mr. Moreno:	Approve
Mr. Crawford:	Approve
Mr. Smead:	Approve
Mr. Monaco:	Approve
Mr. Barton:	Approve
Chairman Antey:	Approve

Motion Carried 8 – 0

STAFF REPORT

PLAN COMMISSION

July 16, 2026

RE: RZ-2026-723

Applicant: Steve E & Yalena Harlow

Location: 13107 Pratt Road

Area: 2.07 ± acres

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County Plan:

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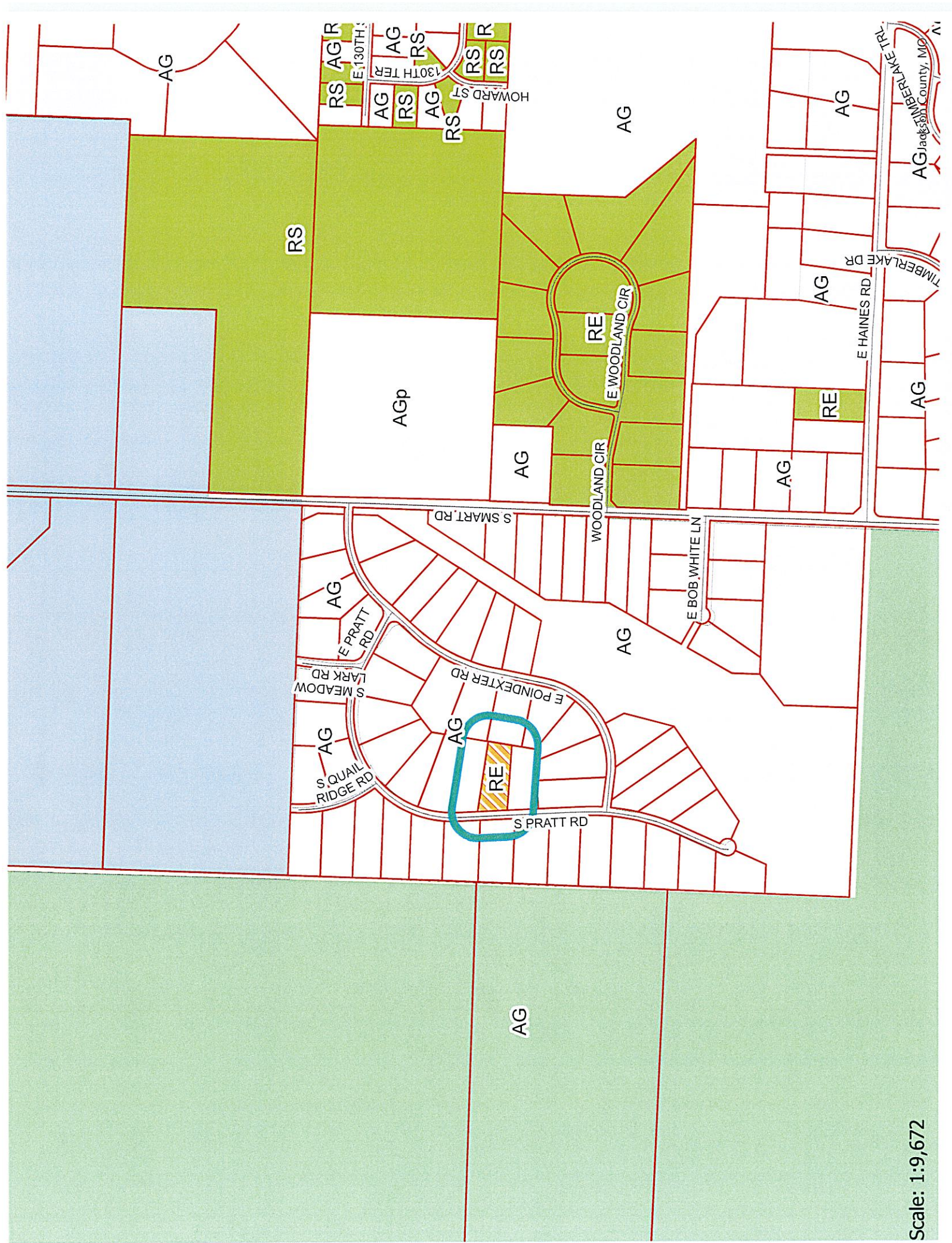
Recommendation:

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Staff recommends APPROVAL of RZ-2026-723

Respectfully submitted,

Jackson County Public Works
Development Division
Randy Diehl, Administrator



RZ-2026-723

Property Owners Within 185 feet

parcel	owner	address	city	state	zip
60-800-04-32-00-0-00-000	WILSON MORGAN & ETHAN	13023 PRATT RD	LEES SUMMIT	MO	64086
71-200-01-03-00-0-00-000	WILLIAMS TERRY H & LINDA J	24004 POINDEXTER RD	LEES SUMMIT	MO	64086
71-200-01-05-00-0-00-000	KESSLER ROBERT STERLING & CAROLE JEAN	13106 PRATT RD	LEES SUMMIT	MO	64086
71-200-01-06-00-0-00-000	MANDERNACH GARY C	13116 PRATT RD	LEES SUMMIT	MO	64086
71-200-01-12-00-0-00-000	WILSON TODD J & JENNIFER A TR	23908 E POINDEXTER RD	LEES SUMMIT	MO	64086
71-200-01-07-00-0-00-000	HURLEY DOYLE A & MARJORIE B-TR	13115 S PRATT RD	LEES SUMMIT	MO	64086
60-800-04-28-00-0-00-000	BURASCO BRIAN	24006 POINDEXTER RD	LEES SUMMIT	MO	64086
60-800-04-31-00-0-00-000	HILE ROBERT A & PATRICIA A-TR	13022 PRATT RD	LEES SUMMIT	MO	64086
71-200-01-13-00-0-00-000	HANDLEY DONALD A & LAUREL	23810 POINDEXTER RD	LEES SUMMIT	MO	64086
71-200-01-08-00-0-00-000	SIMPSON AMY E & AARON	24002 POINDEXTER RD	LEES SUMMIT	MO	64086
71-200-01-04-00-0-00-000	HARLOW STEVE E	13107 PRATT RD	LEES SUMMIT	MO	64086



Jackson County

Public Works Department-Development Division

303 West Walnut Street
Independence MO 64050
Jacksongov.org

July 1, 2026

RE: Public Hearing; RZ-2026-723
Steven & Yalena Harlow

Dear Property Owner:

You are hereby invited to participate in a public hearing to be held by the Jackson County Plan Commission on a request by Steven & Yalena Harlow for Requesting a change of zoning from District AG (Agricultural) on 2.07 ± acres to RE (Residential Estates) on an existing lot at 113107 Pratt Road.

The public hearing on this matter will be held by the Jackson County Plan Commission on Thursday, July 16, 2026, at 8:30 a.m. in the Large Conference Room, 2nd Floor, Historic Truman Courthouse, 112 W. Lexington, Independence, MO.

If you know of any interested party who may not have received a copy of this letter, it would be appreciated if you would inform them of the time and place of the hearing.

If you have any questions concerning this matter, please contact the Planning and Development Division at 881-4577.

Sincerely,

Jackson County Public Works
Development Division
Randy Diehl, Administrator

Phil LeVota, County Executive

**JACKSON COUNTY, MISSOURI
APPLICATION FOR CHANGE OF ZONING
DO NOT PRINT DOUBLE SIDED**

BEGIN APPLICATION HERE:

The **LEGAL OWNER(s)** of the property must be signatory to this application.
Applications will not be accepted to move forward without the proper signatories.
Verification of ownership will be made using the Tax Rolls and the Recorder of Deeds database.

1. Owner(s):

- a. Legal Owner of Property: HARLOW STEVEN E & YALENA
Current Mailing Address: 13107 Pratt Rd, Lee's Summit, MO 64086
Phone: (816) 885-8981 email : steve.e.harlow@gmail.com
b. Applicant (If different from the legal owner) _____
Current Mailing Address: _____
Phone: _____
Email: _____

2. Location: 13107 Pratt Rd, Lee's Summit, MO 64086
PARCEL NUMBER 71-200-01-04
3. Present Zoning Agricultural (AG) Requested Zoning Residential Estate (RE)
4. AREA (sq. ft. / acres) 90169 sq.ft. / 2.07 acres
5. Legal Description of Property: (Attach copy of Deed or legal description)
6. Present Use of Property: Single Family Residence
7. Proposed Use of Property: Single Family Residence
8. Proposed Time Schedule for Development: Summer / Fall 2026
9. What effect will your proposed development have on the surrounding properties?
No access or other effect to surrounding properties
10. Is any portion of the property within the established flood plain as shown on the FEMA Flood Boundary Map? No, this property is not within the established flood plain
If so, will any improvements be made to the property which will increase or decrease the elevation? _____

11. Describe the source which provides the following services:
- a. Water Provider Lee's Summit Water
 - b. Sewage disposal: Onsite Waste Water x Public Sewer
 - c. Electricity Evergy Missouri West
 - d. Fire protection Lee's Summit Fire Department
 - e. Police Protection Lee's Summit Police Department
12. Describe existing road width and condition: Typical 26-28 ft. residential neighborhood street in fair condition
13. What effect will proposed development have on existing road and traffic conditions? No effect on existing road and traffic conditions
14. Are any state, federal, or other public agencies approvals or permits required for the proposed development? Yes, county building permit to erect proposed outbuilding
- If so, describe giving dates of application and status (include permit numbers and copies of same, if issued): Jackson County Public Works permit ID BP20260110 issued 04/07/2026
- note: may require re-application for building permit following zoning change

The LEGAL OWNER(s) of the property must be signatory to this application.
Applications will not be accepted to move forward without the proper signatories.
Verification of ownership will be made using the Tax Rolls and the Recorder of Deeds database.

Verification: I (We) hereby certify that all of the foregoing statements contained in any papers and/or plans submitted herewith are true to the best of my (our) knowledge and belief.

Signature

Property Owner(s)

Date

6/5/2026

6/5/2026

STATE OF

Missouri

COUNTY OF

Jackson

On this 5th day of June, in the year of 2026, before me
the undersigned notary public, personally appeared Steven Harlow and Yalena
Harlow

known to me to be the person(s) whose names(s) is/are subscribed to the within instrument and
acknowledged that he/she/they executed the same for the purposes therein contained.

In witness whereof, I hereunto set my hand and official seal.

Notary Public

Melissa Sowinski

Commission Expires

12/03/2029





Scale: 1:1,111



S PRATT RD

Scale: 1:1,038

RESURVEY OF QUAIL MEADOWS

LOTS 101 thru 166
JACKSON COUNTY, MO.

I 125853

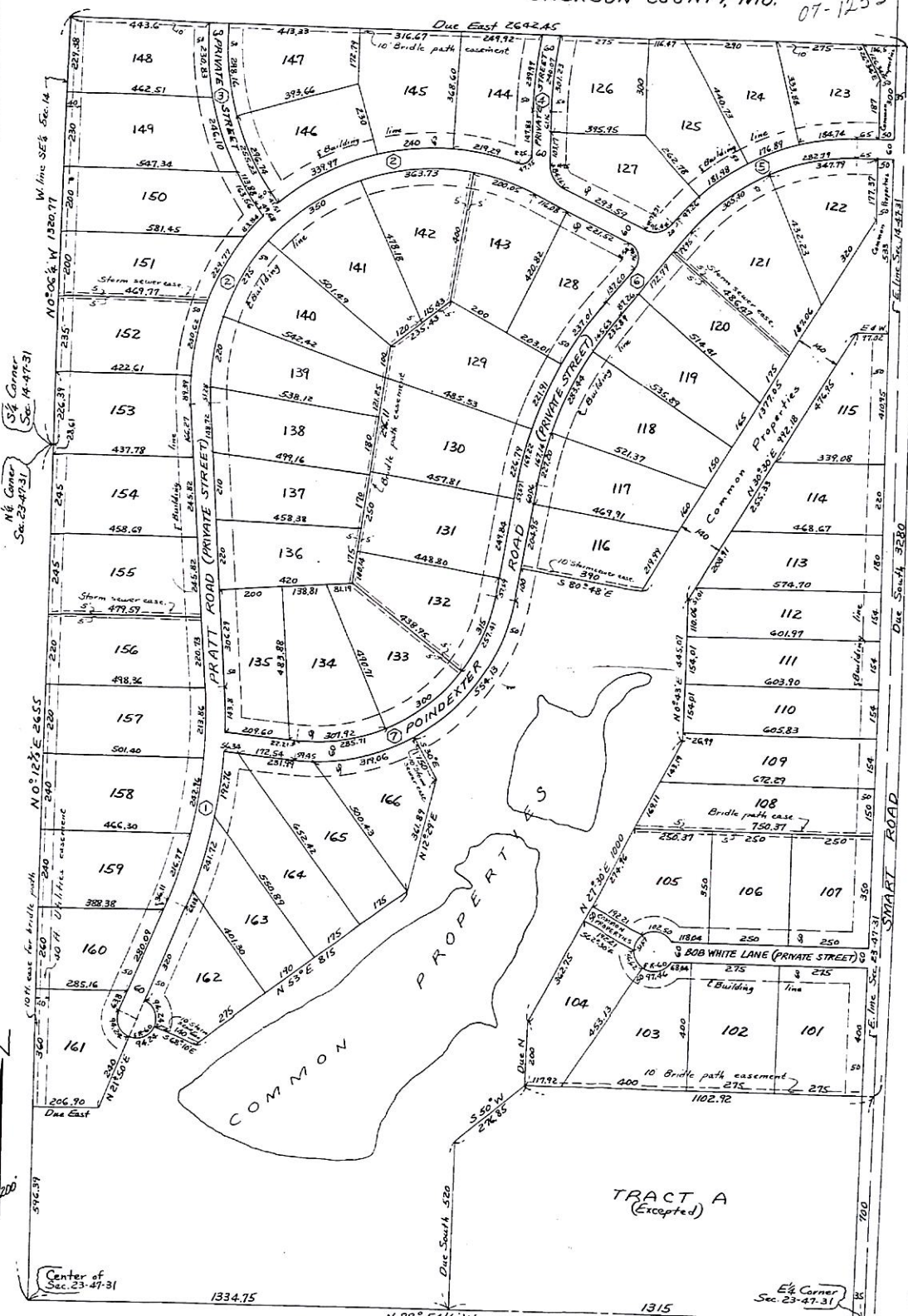
07-1233

BOOK 32 PAGE 63

1972 AUG 10 AM 10 35.8

Assessor's copy

RECEIVED FOR RECORD



This is a resurvey of Quail Meadows, being a subdivision of part of the NE 1/4 of Section 23 and part of the SE 1/4 of Section 24, all in Twp. 47, Rng. 31, Jackson County, Missouri, more particularly described as follows: Beginning at a point on the south line of the NE 1/4 of Section 23, Twp. 47, Rng. 31, North 88 degrees 54 minutes West 1315 ft. from the S.E. corner thereof; thence North 89 degrees 54 minutes West 1334.75 ft. to the center of said section; thence North 0 degrees 12 2/3 minutes East 2655 ft. to the NE corner of said section, said point also being the SE corner of Section 14, Twp. 47, Rng. 31; thence North 0 degrees 06 minutes West along the west line of the SE 1/4 of said Section 14, a distance of 1320.77 ft.; thence due East 2642.45 ft. to a point on the east line of said Section 14; thence due South along the east line of said Section 14 and 23, Twp. 47, Rng. 31, a distance of 3280 ft. to a point 700 ft. north of the S.E. corner of said Section 23 thence due West 1102.92 ft.; thence South 50 degrees West 276.85 ft.; thence due South 520 ft. to the point of beginning.

The undersigned proprietor of the above described tract has caused the same to be subdivided in the manner as shown on the accompanying plat, which subdivision and plat shall hereafter be known as

"RESURVEY OF QUAIL MEADOWS"

Smart Road as shown on this plat and not heretofore dedicated to public use is hereby dedicated. All other roads or streets shown on this plat are not hereby dedicated to public use, but shall be private roads or streets and not public roads and streets, and are reserved for the use of the proprietor, lot owners and members of the Quail Meadows Homes Association, a Missouri Not-for-Profit Corporation, and of duly constituted public officials and employees while acting in such capacity.

The Common Properties as shown on this plat as open spaces of meadows, lakes, valleys, streams and trails are intended to be devoted to the common use and enjoyment of all owners and residents of the subdivision as members and guests of the Quail Meadows Homes Association and subject to the terms and provisions of the Declaration of Restrictions hereinafter described.

All lots shall contain at least two (2) acres or 87,120 square feet (subject to 10 (ten per cent) variation), exclusive of streets and Common Properties and shall be used only for single family dwelling purposes, and setback lines shall be not less than fifty (50) feet as shown on this plat, all subject to the terms and provisions of said Declaration.

Easements for the location, construction, maintenance and use of conduits and other facilities for sewage, water, gas, drainage, electricity, telephone, bridge paths, cable, television and other utilities on, over, across and under those areas designated and shown as "Private Streets" and "Common Properties" and the platted lots are reserved by the proprietor and for the Quail Meadows Homes Association.

The property shown on this plat shall be and is subject to a Declaration of Restrictions and Covenants of Quail Meadows, a subdivision of Jackson County, Missouri, filed for record January 20, 1972 and first amendment thereto filed for record May 30, 1972, which Declaration includes provisions for possible additions thereto.

IN TESTIMONY WHEREOF Quail Meadows Ltd., by and through its General Partner has hereunto set its hand this 9th day of August A.D., 1972.

QUAIL MEADOWS LTD., a Missouri Limited Partnership

William J. Blass, General Partner
Investor Services Corporation, General Partner
William J. Blass, President

STATE OF MISSOURI
COUNTY OF Jackson

Now on this 9th day of August, 1972 before me appeared William J. Blass, to me personally known and, being duly sworn, stated under oath that he is the President of Investor Services Corporation, a Kansas Corporation, which is the General Partner of Quail Meadows Ltd., a Missouri limited partnership, and the owner and developer of the tract of land first hereinabove described, and that he has executed the same on behalf of the limited partnership as his own free act and deed, for the purposes set forth herein.

Subscribed and sworn to before me this 9th day of August, 1972

Edna J. Keith
Notary Public

My commission expires April 25, 1976

Approved as to Street Locations and Widths,
Harvey A. Jones, Jackson County Highway Engineer

Approved as to Planning and Zoning,
Jackson County Planning Director

By David M. Landolt
8/19/72

Approved:

By Dean A. Hutcheson, mapping
Assessor's Office 8-10-72

SURVEYED AND PLATTED BY

Independence, Mo.
August 3, 1972
John P. Davis
Land Surveyor

CENTER LINE CURVE DATA:

Curve 1 Δ 26°-30' R = 1486.38 T = 350	Curve 2 Δ 120°-22' R = 725 T = 1265.05	Curve 3 Δ 47°-32' R = 850 T = 374.30	Curve 4 Δ 16°-14' R = 1402.34 T = 200	Curve 5 Δ 50°-18' R = 700 T = 328.45	Curve 6 Δ 30°-30' R = 1150 T = 313.52	Curve 7 Δ 85°-30' R = 594.99 T = 550
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Filed for record

Q-1713