



Staff Report

General Information

Applicant	Steve Zahn 1806 Winchester Pleasant Hill, MO 64080
Property Owner	SASSA Trust 1806 Winchester Dr Pleasant Hill, MO 64080
Requested Action	Request to reclassify the zoning of 16002 S Harris Rd. from Cass County Agricultural to R-1 (Suburban Neighborhood District)
Property Location	West side of Harris Rd south of East 159th Street and north of East 161st.

Surrounding Zoning Information



Green/White: Agricultural

Background Information

Comprehensive Plan: The future land use map classifies this tract as Suburban Neighborhood District which supports single-family homes, duplexes and townhomes on a range of lot sizes.

*** *The proposed zoning classification is consistent with the current future land use plan.***

Previous Planning Actions on or Near the Property:

The property was recently voluntarily incorporated into the contiguous limits of the City of Pleasant Hill by the property owners. The voluntary annexation was approved by City Council on January 26, 2026.

Legal Description:

EXHIBIT "A"
Property Description

PART OF TRACT B3, RECORDED IN BOOK 36 PAGE 92, CASS COUNTY MISSOURI RECORDER OF DEEDS, BEING PART OF TRACT F, RECORDED IN BOOK 37 PAGE 42, BEING PART OF THE SOUTHWEST QUARTER IN SECTION 6, TOWNSHIP 46, RANGE 30, CASS COUNTY, MISSOURI, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 6, RUN THENCE SOUTH 2°23'05" WEST (SOUTH 0°26'20" EAST DEED) ALONG THE WEST LINE OF SAID SECTION 6, A DISTANCE OF 983.59 FEET (986.67 FEET DEED), TO THE SOUTHWEST CORNER OF LOT 1 "FOX RUN" SUBDIVISION; THENCE CONTINUING SOUTH 2°23'05" WEST (SOUTH 0°26'20" EAST DEED), A DISTANCE OF 1200.37 FEET, TO THE SOUTHWEST CORNER OF TRACT C, AS RECORDED IN BOOK 31 PAGE 48; THENCE CONTINUING SOUTH 2°23'05" WEST, A DISTANCE OF 438.68 FEET, TO THE NORTHWEST CORNER OF TRACT B, AS RECORDED IN BOOK 31 PAGE 48; THENCE SOUTH 2°35'38" WEST, ALONG THE WEST LINE OF SAID TRACT B, A DISTANCE OF 627.25 FEET; THENCE SOUTH 88°59'56" EAST, ALONG THE SOUTH LINE OF TRACT E, AS RECORDED IN BOOK 37 PAGE 42, BEING ALSO THE NORTH LINE OF TRACT F-1, RECORDED IN BOOK 37 PAGE 50, A DISTANCE OF 797.28 FEET, TO THE NORTHEAST CORNER OF SAID TRACT F-1, BEING ALSO THE TRUE POINT OF BEGINNING; THENCE CONTINUING SOUTH 88°59'56" EAST, ALONG SAID SOUTH LINE OF SAID TRACT E, A DISTANCE OF 759.99 FEET, TO THE SOUTHEAST CORNER THEREOF; THENCE SOUTH 2°44'14" WEST, ALONG THE EASTERLY LINE OF SAID TRACT B3, A DISTANCE OF 301.77 FEET, TO THE NORTHEAST CORNER OF TRACT B1, AS RECORDED IN BOOK 35 PAGE 24; THENCE SOUTH 89°57'00" WEST, ALONG SAID NORTH LINE OF TRACT B1, A DISTANCE OF 748.16 FEET, TO THE NORTHWEST CORNER THEREOF; THENCE NORTH 0°29'23" EAST, A DISTANCE OF 315.37 FEET, TO THE POINT OF BEGINNING. SUBJECT TO THAT PART IN RIGHT OF WAY AND ANY EASEMENTS OF RECORD.

ALSO KNOWN AS TRACT F-2, AS SHOWN ON THE CERTIFICATE OF SURVEY RECORDED 11/6/2025 AS DOCUMENT NO. 775232 IN SURVEY BOOK 37 AT PAGE 65, PREPARED BY CAITLIN J. MILLER, PLS # 2018032651.

EXCEPT AND SUBJECT TO: Easements, restrictions and assessments of record, and all the taxes and assessments that may be levied, imposed or become payable hereafter

Advertisement:

February 11, 2026 Tribune & Times newspaper

February 18, 2026 Tribune & Times newspaper

Public Hearing:

March 3, 2026 - Planning & Zoning Commission

*** All Provisions of the Rezoning Requirements in Article 2 have been met.**

Development Standards

1. Unified Development Code Purpose Statement:
 - a. The R-1 District provides residential living (detached houses) in lower-density suburban neighborhood settings with access to supporting uses such as schools, churches, parks, and other public facilities. Alternatively, it may be used for single-family areas integrated into walkable or urban neighborhood patterns.

2. The development standards for the existing and proposed zoning districts are as follows:

	Agricultural	R-1
Minimum Lot Area (sq ft)	10 acres	10,000
Minimum Lot Width (feet)	100	70
Minimum Lot Depth (feet)	100	100
Setbacks (feet)		
Front	>50	30-50
Rear	30	25
Side	15	15
Street side	30	30
Maximum Building Coverage (%)	25%	40%

****The lots as currently platted meet the design standards for the R-1 zoning district.***

Staff Recommendation

City Staff reviewed the proposed rezoning and found the following:

- **Surrounding Zoning:** The adjoining properties are zoned Agricultural.
- **Future Land Use Map:** The proposed rezoning is consistent with the current future land use map. The rezoning application also aligns with the Comprehensive Plan for this area.
- **UDC Standards:** The proposed use of the property meets the standards of the UDC.
- **Recommendation:** Staff recommends approval of this rezoning based on the items mentioned above.