

BILL NO. 26-022

AN ORDINANCE APPROVING REZONING FROM DISTRICT AG (AGRICULTURAL) TO DISTRICT RP-1 (PLANNED SINGLE-FAMILY RESIDENTIAL), RP-3 (PLANNED RESIDENTIAL MIXED USE) AND CP-2 (PLANNED COMMUNITY COMMERCIAL) AND PRELIMINARY DEVELOPMENT PLAN ON APPROXIMATELY 131 ACRES OF LAND GENERALLY LOCATED AT THE SOUTHEAST INTERSECTION OF SW WARD RD AND SW HOOK RD, ALL IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 33, THE UNIFIED DEVELOPMENT ORDINANCE, OF THE CODE OF ORDINANCES FOR THE CITY OF LEE'S SUMMIT, MISSOURI.

WHEREAS, Application #PL2025-079 submitted by Griffin Riley Property Group requesting approval of a rezoning from AG (Agricultural District) to RP-1 (Planned Single-family Residential District), RP-3 (Planned Residential Mixed Use District) and preliminary development plan on land generally located at the southeast intersection of SW Ward Rd and SW Hook Rd was referred to the Planning Commission to hold a public hearing; and,

WHEREAS, the Unified Development Ordinance provides for the approval of a rezoning and preliminary development plan 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 a public hearing for the consideration of the rezoning and preliminary development plan on January 8, 2026, and February 26, 2026, and rendered a report to the City Council recommending that the rezoning and preliminary development plan be approved; and,

WHEREAS, after due public notice in the manner prescribed by law, the City Council held a public hearing on March 10, 2026, and rendered a decision to approve the rezoning and preliminary development plan 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 and preliminary development plan is hereby approved on the following described property:

Rezoning and Preliminary Development Plan:

RP-1 Zoning District:

Commencing at the Northwest corner of the said Northwest One-Quarter of Section 30; thence along the West line of the said Northwest One-Quarter, South 02 degrees 36 minutes 07 seconds West a distance of 12.86 feet to the Northeast corner of the Northeast One-Quarter of Section 27, Township 47, Range 32; thence continuing along the West line of the said Northwest One-Quarter of Section 30, South 02 degrees 18 minutes 49 seconds West, a distance of 1733.33 feet to the Point of Beginning; thence South 87 degrees 43 minutes 48 seconds East, a distance of 190.16 feet to a point of curvature; thence Northeasterly on a curve to the left having an initial tangent bearing of South 87 degrees 45 minutes 58 seconds East, a radius of 335.00 feet, a central angle of 38 degrees 54 minutes 11 seconds and an arc length of 227.46 feet; thence North 53 degrees 19 minutes 52 seconds East, a distance of 237.78 feet to a point of curvature; thence on a curve to the right being tangent to the previous course, having a radius of 600.00 feet, a central angle of 59 degrees 53 minutes 09 seconds, and an arc length of 627.12 feet;

BILL NO. 26-022

thence South 66 degrees 46 minutes 59 seconds East, a distance of 1007.13 feet to a point of curvature; thence on a curve to the left being tangent to the previous course, having a radius of 530.00 feet, a central angle of 20 degrees 48 minutes 04 seconds, and an arc length of 192.41 feet; thence South 87 degrees 35 minutes 03 seconds East, a distance of 713.90 feet to a point of curvature; thence Southeasterly on a curve to the right being tangent to the previous course, having a radius of 930.00 feet, a central angle of 14 degrees 52 minutes 43 seconds and an arc length of 241.50 feet; thence South 16 degrees 57 minutes 28 seconds West, a distance of 30.00 feet to a point of curvature; thence Northwesterly on a curve to the left having an initial tangent bearing of North 72 degrees 41 minutes 40 seconds West, a radius of 900.00 feet, a central angle of 14 degrees 53 minutes 23 seconds, and an arc length of 233.89 feet; thence North 87 degrees 35 minutes 03 seconds West, a distance of 446.71 feet; thence South 02 degrees 24 minutes 57 seconds West, a distance of 72.83 feet to a point of curvature; thence on a curve to the right being tangent to the previous course, having a radius of 305.00 feet, a central angle of 20 degrees 24 minutes 57 seconds, and an arc length of 109.55 feet; thence South 22 degrees 59 minutes 45 seconds West, a distance of 69.11 feet to a point of curvature; thence on a curve to the left being tangent to the previous course, having a radius of 225.00 feet, a central angle of 20 degrees 52 minutes 53 seconds, and an arc length of 82.00 feet; thence South 02 degrees 06 minutes 52 seconds West, a distance of 259.40 feet; thence North 11 degrees 48 minutes 18 seconds West, a distance of 400.75 feet; thence North 89 degrees 55 minutes 23 seconds West, a distance of 267.85 feet; thence South 33 degrees 45 minutes 05 seconds West, a distance of 566.63 feet; thence North 89 degrees 59 minutes 39 seconds West, a distance of 61.91 feet; thence South 00 degrees 00 minutes 21 seconds West, a distance of 62.25 feet; thence North 87 degrees 35 minutes 30 seconds West, a distance of 1080.16 feet; thence North 02 degrees 30 minutes 05 seconds East, a distance of 103.53 feet; thence North 25 degrees 49 minutes 11 seconds East, a distance of 411.57 feet; thence North 68 degrees 01 minutes 17 seconds West, a distance of 202.64 feet; thence South 76 degrees 16 minutes 02 seconds West, a distance of 441.68 feet; thence South 27 degrees 25 minutes 46 seconds West, a distance of 259.70 feet; thence North 87 degrees 39 minutes 42 seconds West, a distance of 67.65 feet; thence North 87 degrees 41 minutes 11 seconds West, a distance of 86.00 feet to a point on the West line of the said Northwest One-Quarter; thence along said West line, North 02 degrees 18 minutes 49 seconds East, a distance of 666.81 feet, to the Point of Beginning, and containing 44.190 acres, more or less.;

And

RP-3 Zoning District:

Commencing at the Northwest corner of the said Northwest One-Quarter of Section 30; thence along the West line of the said Northwest One-Quarter, South 02 degrees 36 minutes 07 seconds West a distance of 12.86 feet to the Northeast corner of the Northeast One-Quarter of Section 27, Township 47, Range 32; thence continuing along the West line of the said Northwest One-Quarter of Section 30, South 02 degrees 18 minutes 49 seconds West, a distance of 705.58 feet to the Point of Beginning; thence South 87 degrees 26 minutes 56 seconds East, a distance of 574.23 feet to a point of curvature; thence on a curve to the left being tangent to the previous course, having a radius of 200.00 feet, a central angle of 21 degrees 16 minutes 25 seconds, and an arc length of 74.26 feet; thence North 71 degrees 16 minutes 40 seconds East, a distance of 78.94 feet; thence North 18 degrees 43 minutes 20 seconds West, a distance of 83.22 feet to a

BILL NO. 26-022

point of curvature; thence on a curve to the right, being tangent to the previous course, having a radius of 200.00 feet, a central angle of 20 degrees 39 minutes 22 seconds, and an arc length of 72.10 feet; thence North 01 degrees 56 minutes 01 seconds East, a distance of 38.64 feet; thence South 88 degrees 03 minutes 59 seconds East, a distance of 418.89 feet to the Southwest corner of Lot 1, Block A, HOOK RD. WATER STORAGE TANK, a subdivision in the City of Lee's Summit; thence along the South line of said Lot 1, Block A and the Easterly extension thereof, South 87 degrees 44 minutes 18 seconds East, a distance of 896.05 feet; thence South 32 degrees 15 minutes 23 seconds East, a distance of 664.34 feet; thence South 65 degrees 07 minutes 10 seconds East, a distance of 955.92 feet; thence South 60 degrees 27 minutes 53 seconds East, a distance of 403.80 feet; thence South 23 degrees 09 minutes 13 seconds East, a distance of 237.61 feet; thence South 06 degrees 28 minutes 39 seconds West, a distance of 269.74 feet to a point of curvature; thence Northwesterly on a curve to the left having an initial tangent bearing of North 42 degrees 58 minutes 56 seconds West, a radius of 960.00 feet, a central angle of 29 degrees 44 minutes 02 seconds, and an arc length of 498.20 feet; thence South 16 degrees 57 minutes 28 seconds West, a distance of 30.00 feet to a point of curvature; thence Northwesterly on a curve to the left having an initial tangent bearing of North 72 degrees 42 minutes 20 seconds West, a radius of 930.00 feet, a central angle of 14 degrees 52 minutes 43 seconds and an arc length of 241.50 feet; thence North 87 degrees 35 minutes 03 seconds West, a distance of 713.89 feet to a point of curvature; thence on a curve to the right being tangent to the previous course, having a radius of 530.00 feet, a central angle of 20 degrees 48 minutes 04 seconds, and an arc length of 192.41 feet; thence North 66 degrees 46 minutes 59 seconds West, a distance of 1007.13 feet to a point of curvature; thence on a curve to the left being tangent to the previous course, having a radius of 600.00 feet, a central angle of 59 degrees 53 minutes 09 seconds, and an arc length of 627.12 feet; thence South 53 degrees 19 minutes 52 seconds West, a distance of 237.78 feet to a point of curvature; thence on a curve to the right being tangent to the previous course, having a radius of 335.00 feet, a central angle of 38 degrees 54 minutes 11 seconds, and an arc length of 227.46 feet; thence North 87 degrees 43 minutes 48 seconds West, a distance of 190.16 feet to a point on the said West line of the Northwest One-Quarter of Section 30; thence along said West line, North 02 degrees 18 minutes 49 seconds East, a distance of 1027.75 feet to the Point of Beginning, and containing 70.894 acres, more or less;

And

CP-2 Zoning District:

Beginning at the Northwest corner of the said Northwest One-Quarter of Section 30; thence along the North line of the said Northwest One-Quarter, South 87 degrees 44 minutes 18 seconds East, a distance of 1095.85 feet; thence South 02 degrees 15 minutes 42 seconds West, a distance of 40.25 feet to the Northwest corner of Lot 1, Block A, HOOK RD. WATER STORAGE TANK, a subdivision in the City of Lee's Summit; thence along the West line of said Lot 1, Block A, South 02 degrees 18 minutes 54 seconds West, a distance of 450.35 feet to the Southwest corner thereof; thence North 88 degrees 03 minutes 59 seconds West, a distance of 418.89 feet; thence South 01 degrees 56 minutes 01 seconds West, a distance of 38.64 feet to a point of curvature; thence along a curve to the left being tangent to the previous course, having a radius of 200.00 feet, a central angle of 20 degrees 39 minutes 22 seconds, and an arc length of 72.10 feet; thence South 18 degrees 43 minutes 20 seconds East, a distance of 83.22 feet; thence South 71

BILL NO. 26-022

degrees 16 minutes 40 seconds West, a distance of 78.94 feet to a point of curvature; thence on a curve to the right being tangent to the previous course, having a radius of 200.00 feet, a central angle of 21 degrees 16 minutes 25 seconds, and an arc length of 74.26 feet; thence North 87 degrees 26 minutes 56 seconds West, a distance of 574.23 feet to a point on the West line of the said Northwest One-Quarter of Section 30; thence along said West line, North 02 degrees 18 minutes 49 seconds East, a distance of 705.58 feet to the Northeast corner of the Northeast One-Quarter of Section 27, Township 47, Range 32; thence continuing along the West line of the said Northwest One-Quarter of Section 30, North 02 degrees 36 minutes 07 seconds East a distance of 12.86 feet to the Point of Beginning, and containing 15.968 acres, more or less.

SECTION 2. That the following conditions of approval apply:

1. A modification shall be granted to the minimum lot size requirements for the RP-1 zoning district, to allow a minimum 50' lot width and minimum 6,500 sq. ft. lot area for the "Single Family 50' Lots Plat" area as depicted on the preliminary development plan revision dated January 28, 2026.
2. A modification shall be granted to the minimum lot size requirements for the RP-3 zoning district, to allow varying lot widths and minimum 3,640 sq. ft. lot area per dwelling unit for the "Townhome" site areas as depicted on the preliminary development plan revision dated January 28, 2026.
3. Rezoning from AG to RP-1, RP-3 and CP-2 shall be in accordance with the rezoning exhibit dated January 28, 2026.
4. Development shall be in accordance with the revised preliminary development plan dated January 28, 2026, and revised preliminary development plan sheet (Sheet C1.1) uploaded February 25, 2026.
5. Building architecture and material palette shall be consistent with the Legacy Ridge Architectural Design Book uploaded December 9, 2025, except that the apartment building elevations contained therein shall not be approved.
6. Road improvements shall be constructed as recommended in the revised Transportation Impact Analysis conducted by staff dated February 11, 2026.
7. An updated traffic study reflecting transition from C-store with fuel sales to multi-tenant commercial building on Lot 1 of the proposed commercial area shall be submitted at the time of final development plan application submittal. All recommended road improvements identified in the updated traffic study shall be reviewed by City staff for concurrence. Construction of all required road improvements identified by the City shall be substantially complete prior to the issuance of any occupancy.

SECTION 3. That rezoning of the property from AG to RP-1, RP-3 and CP-2 shall be as depicted on the rezoning exhibit included in the revised preliminary development plan dated January 28, 2026, and appended hereto as Attachment A. Development shall be in accordance with the revised preliminary development plan dated January 28, 2026, appended hereto as Attachment A; Legacy Ridge Architectural Design Book uploaded December 9, 2025, appended hereto as Attachment B; the revised Transportation Impact Analysis, dated February 11, 2026, appended hereto as

BILL NO. 26-022

Attachment C; and revised preliminary development plan sheet (Sheet C1.1) uploaded February 25, 2026, appended hereto as Attachment D.

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 _____, 2026.

Mayor *William A. Baird*

ATTEST:

City Clerk *Trisha Fowler Arcuri*

APPROVED by the Mayor of said city this ____ day of _____, 2026.

Mayor *William A. Baird*

ATTEST:

City Clerk *Trisha Fowler Arcuri*

APPROVED AS TO FORM:

City Attorney *Brian W. Head*