



**LEE'S SUMMIT**  
MISSOURI®

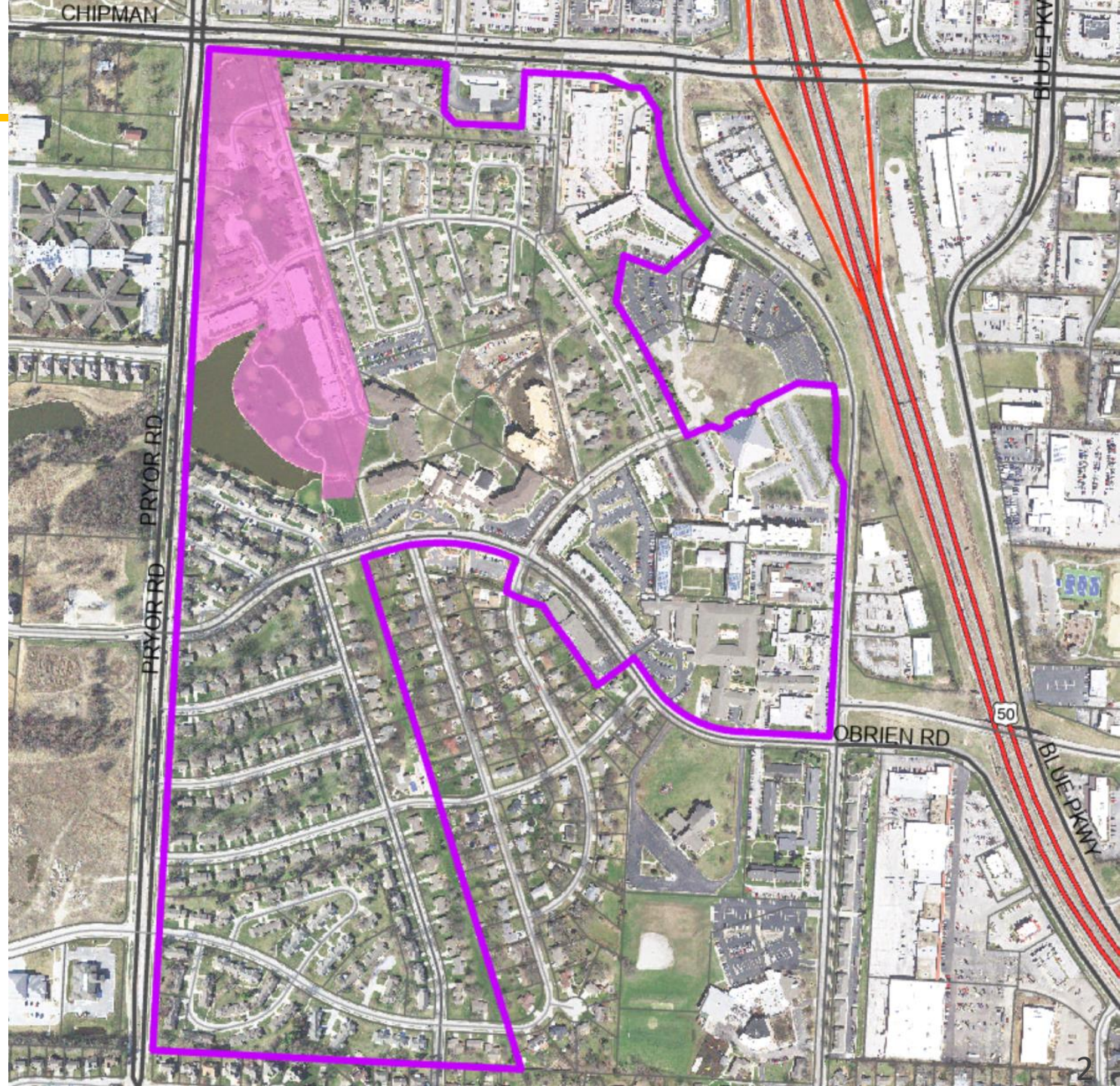
**John Knox Village – Country Club Corridor  
Hybrid Villas – SE corner of NW Chipman Rd. &  
NW Pryor Rd.  
Preliminary Development Plan**



# Project Request

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Proposed preliminary development plan on 15.00-acres for development of six apartment buildings with 90 total dwelling units



# Area/Zoning Map

SE corner of NW Chipman Rd.  
& NW Pryor Rd. (zoned PMIX)

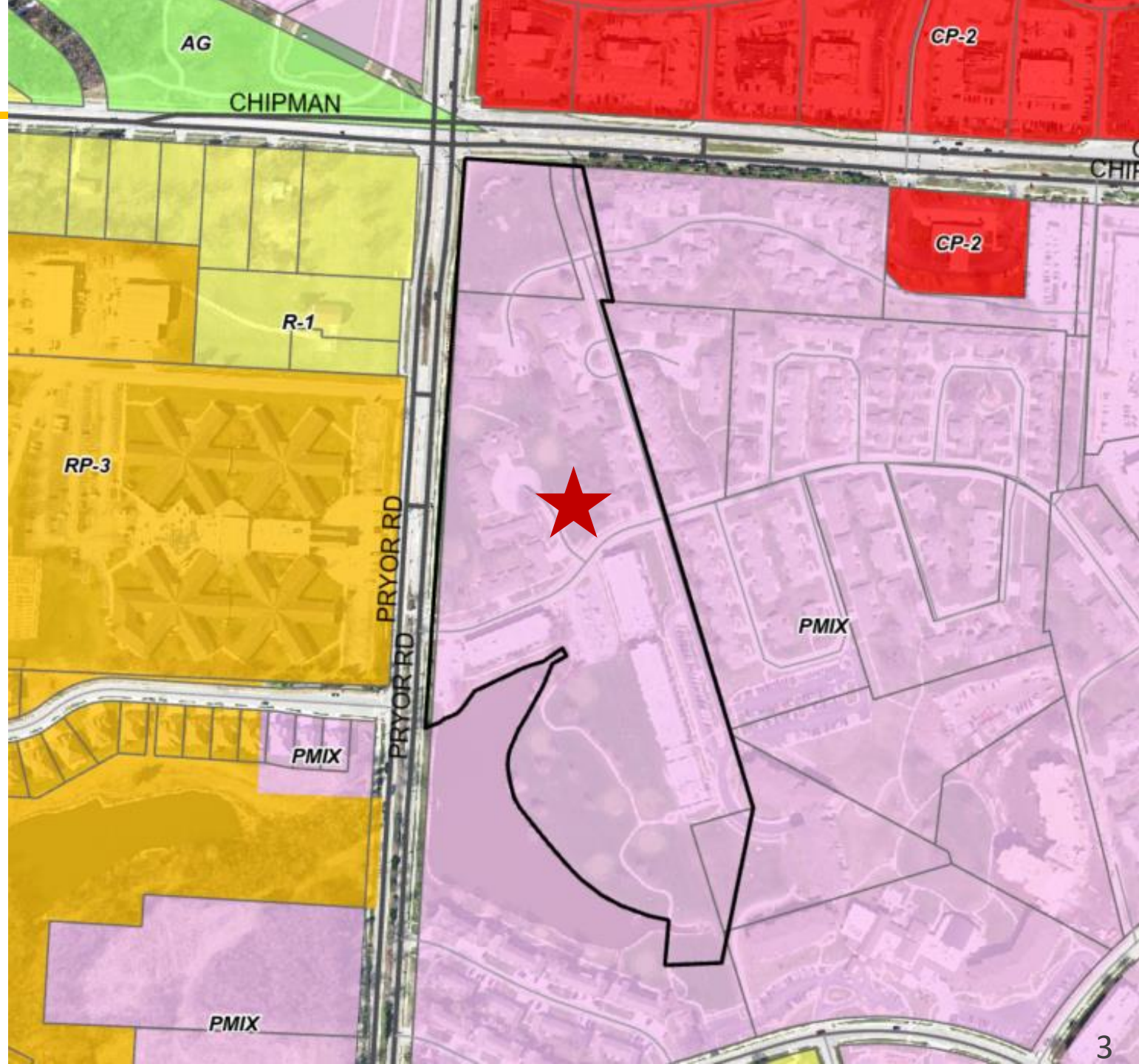
Adjacent Zoning:

North – CP-2

South – PMIX

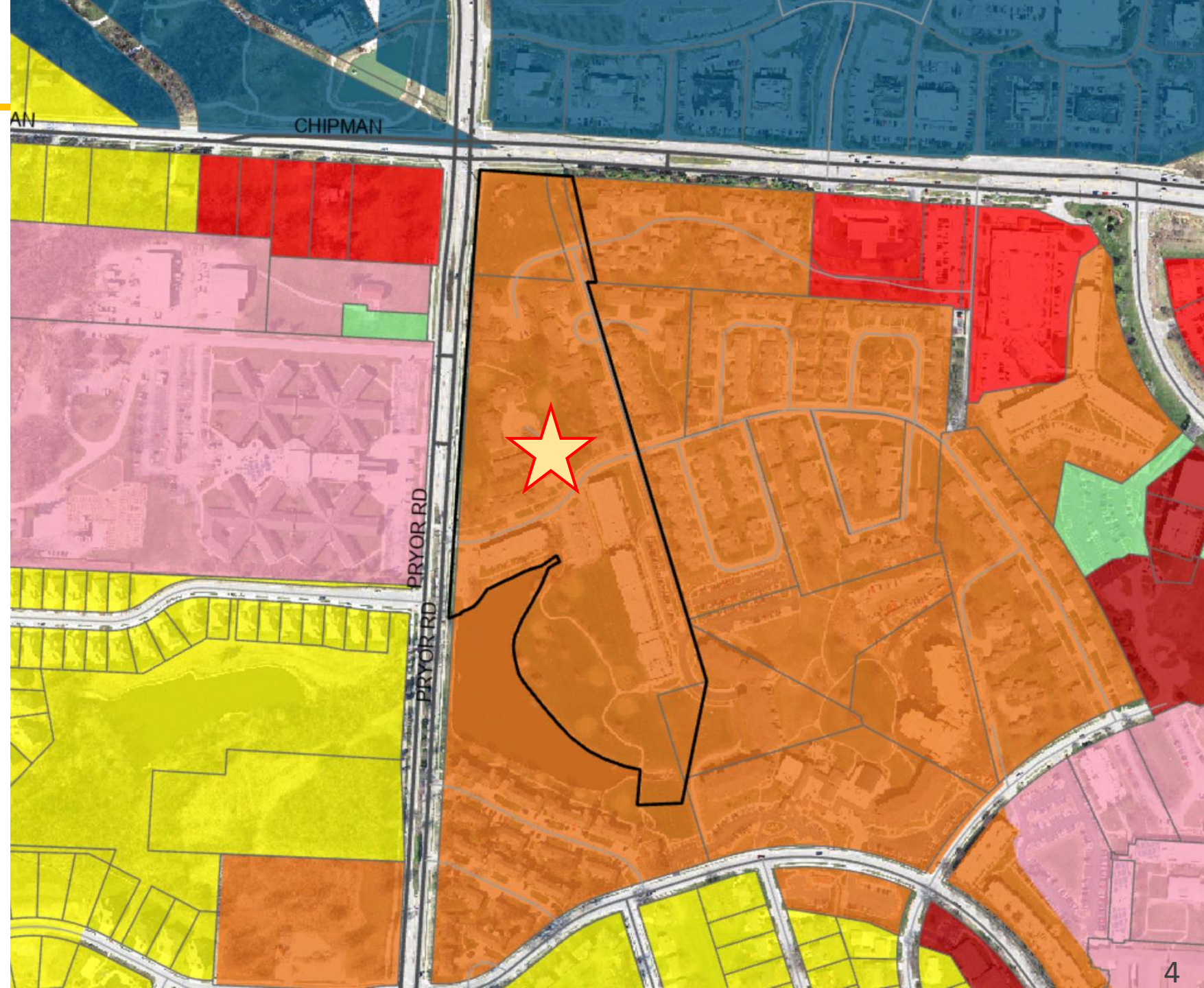
East – PMIX

West – R-1, RP-3, & PMIX



# Ignite! Land Use Map

- Activity Center Downtown
- Activity Center New Longview
- Activity Center North PRI
- Activity Center South PRI
- Activity Center Summit
- Airport
- Civic
- Commercial
- Industrial
- Infrastructure
- Mixed Use
- Office
- Parks/Open Space
- Residential 1
- Residential 2
- Residential 3
- Water Bodies



# Project Information

Specification	Proposed
Existing Zoning	PMIX
Area	15.00 acres
# of Lots	1 Lot (proposed multi-family)
# of Dwelling Units	90
Density	6 du/acre
Building Size	41,600-sf. (249,600-sf. total)
FAR	0.382 (total)
Parking	180 stalls



# Elevations

STONE VENEER, SYNTHETIC - CLASS 2  
CLEAR GLASS - CLASS 1  
EXTERIOR INSULATION AND FINISH SYSTEM (EIFS) - CLASS 3  
CEMENT FIBER BOARD (SIDING) - CLASS 2  
CEMENT FIBER BOARD (PANELS) - CLASS 2

TOTAL ELEVATION IS ~ 6674 SF  
EIFS (CLASS 3) REPRESENTS ~ 1728 SF  
METAL LOUVERS REPRESENTS ~ 538 SF

EIFS REPRESENTS 28% OF THE PRIMARY ELEVATION W/O COUNTING LOUVERS  
AND 25% WHEN COUNTING METAL LOUVERS  
ALL OTHER ELEVATIONS HAVE A SIMILAR % BASIS

ASPHALT SHINGLES (LAMINATE) - CLASS 3

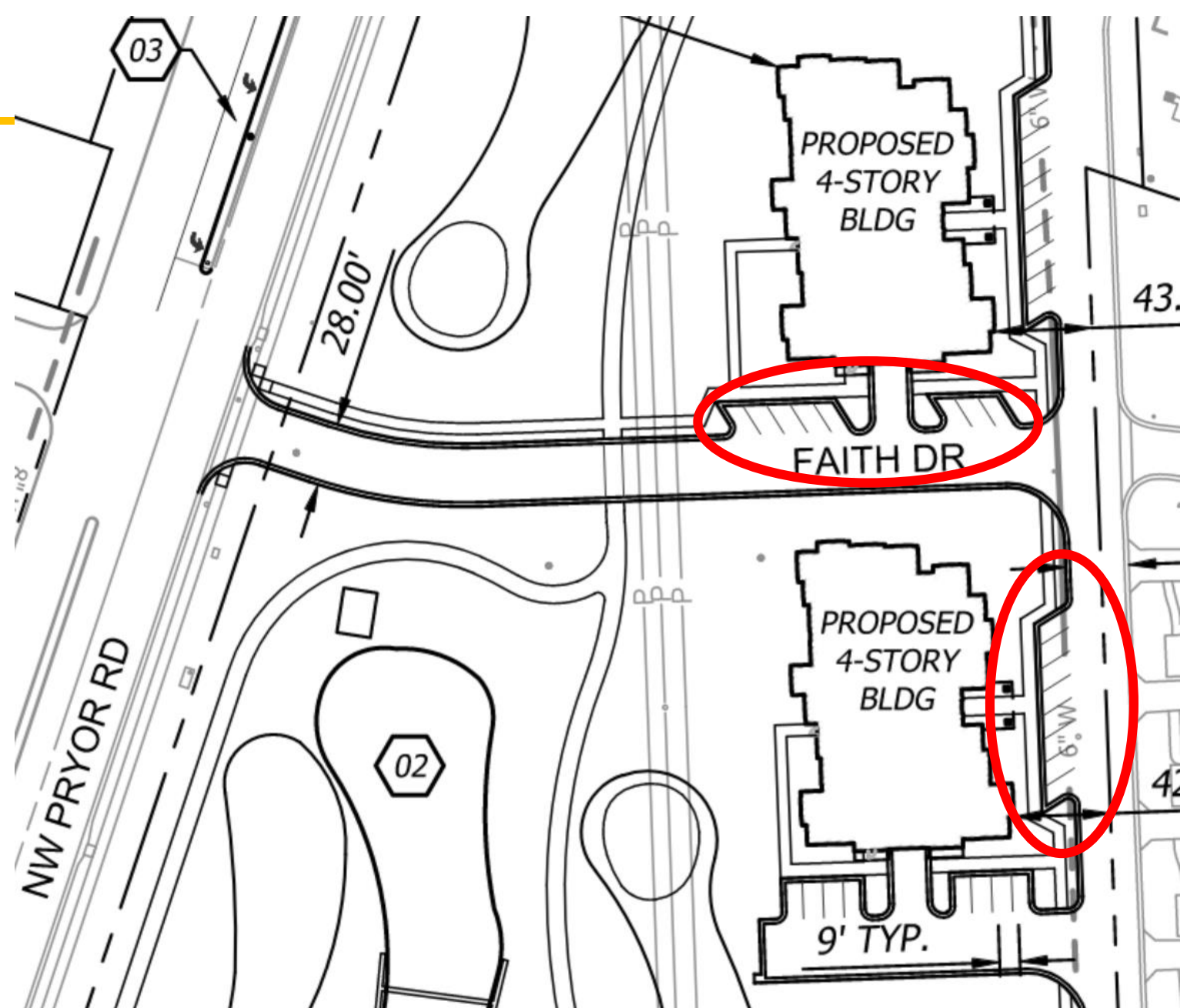


Above: South elevation (side)  
Below: East elevation (front)

# Parking Lot – Modification Request

Requirement: Head-in parking from any public right-of-way or private street shall not be permitted, except that the use of head-in parking in the downtown area may be considered on a case-by-case basis.

Proposed: The applicant is proposing head-in angled parking on NW Faith Drive and NW Shamrock Ave.



Above: Site plan showing existing right-of-way (property line shown in thick dashed line)

# Application Information

Neighborhood meeting held on January 15, 2026.

Questions and topics of concern:

- Site design
- Construction
- Traffic patterns

Staff has not received any comments or phone calls expressing concern and/or opposition to the project.



# Approval Conditions

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1. Development shall be in accordance with the preliminary development plan with an upload date of March 20, 2026.
2. A modification shall be granted to UDO Sec. 8.620.A to allow for angled head-in parking from NW Faith Drive and NW Shamrock Avenue.

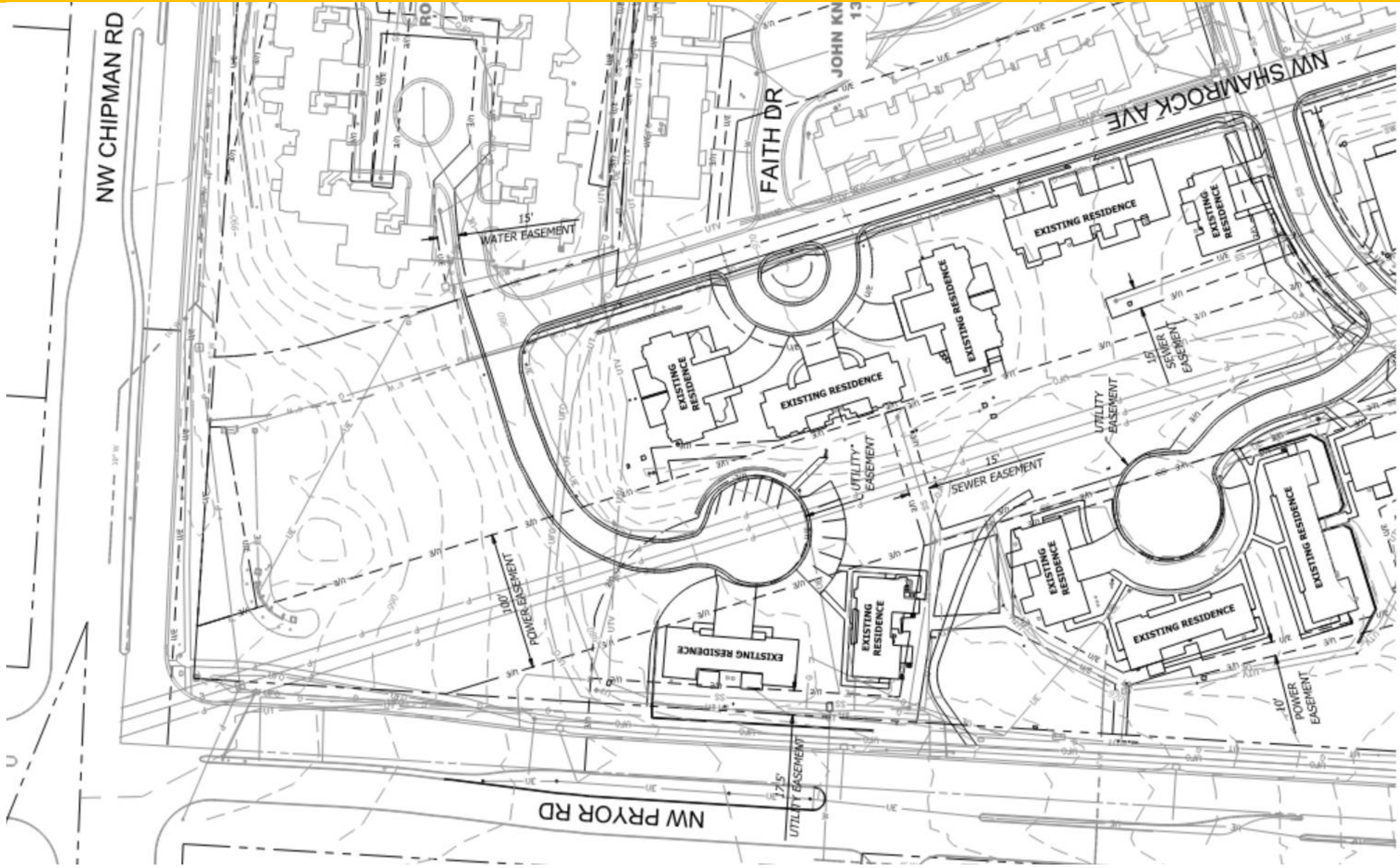


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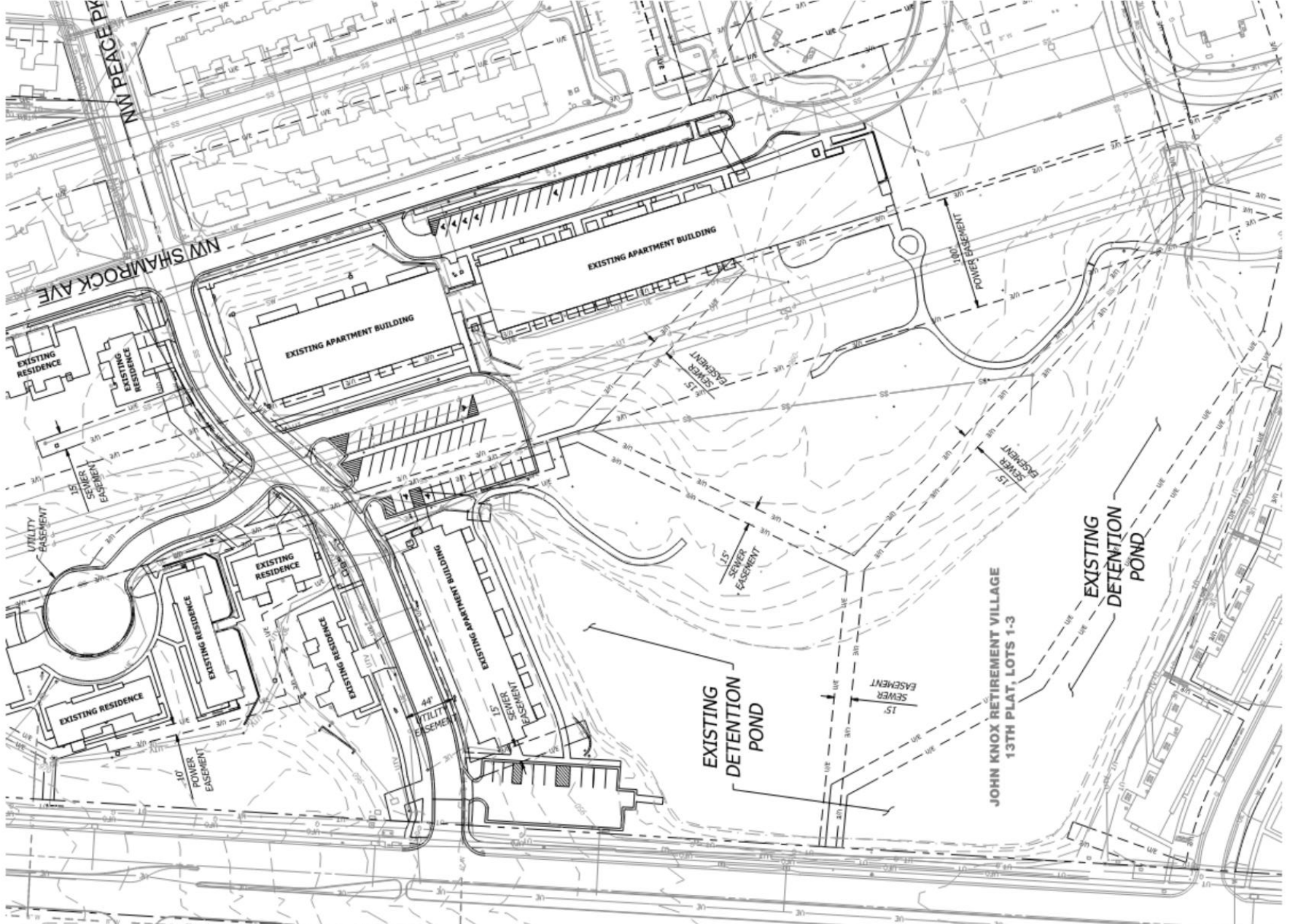
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# Existing Conditions



# Existing Conditions



# Landscape Plan

