



LEE'S SUMMIT
MISSOURI
Development Services Department

Development Services Staff Report

File Number	PL2025-168
File Name	FINAL PLAT- Cornerstone at Bailey Farms, Second Plat, Lots 177 thru 195, 233 thru 251, & Tracts E and F
Applicant	Summit Homes
Location	1302 SE Bailey Farms Pkwy
Planning Commission Date	May 28, 2026
Heard by	Planning Commission and City Council
Analyst	Pierce Pulliam, Planner

Public Notification

Pre-application held: N/A
Neighborhood meeting conducted: N/A
Newspaper notification published on: N/A
Radius notices mailed to properties within 300 feet on: N/A
Site posted notice on: N/A

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Attachments

Final Plat, dated July 7, 2025 – 1 page
Location Map

1. Project Data and Facts

Project Data	
Applicant/Status	Summit Homes / Developer
Applicant's Representative	Brad Kempf
Location of Property	1302 SE Bailey Farms Pkwy
Size of Property	±11.4 acres (496,871.45 sq. ft.)
Number of Lots	38 lots and 2 common area tracts
Density (including common area tracts)	3.33 units / acre
Density (excluding common area tracts)	3.8 units / acre
Zoning	RP-2 (Planned Single Family Residential District)
Comprehensive Plan Designation	Residential 1 (Lower Intensity)
Procedure	<p>The Planning Commission makes a recommendation to the City Council on the final plat within thirty (30) days after the application is submitted to the Planning Commission. The City Council takes final action on the final plat in the form of an ordinance.</p> <p>Duration of Validity: Final plat approval shall become null and void if the plat is not recorded within one (1) year from the date of City Council approval. The Director may administratively grant a one (1) year extension, provided no changes have been made to any City ordinance, regulation or approved engineering plans that would require a change in the final plat.</p> <p>The City Council may grant one additional one (1) year extension, provided that additional engineering plans may be required by the City Engineer to comply with current City ordinances and regulations.</p>

Current Land Use
The subject property is composed of a vacant, large-acreage, undeveloped tract of land.

Description of Applicant's Request
The applicant proposes a final plat composed of thirty-eight (38) lots and two (2) common area tracts on ~11.40 acres. The proposed final plat is consistent with the approved preliminary development plan (App. #PL2021-105) for the Bailey Farm development. There is one additional Final Plat applications concurrently being applied for related to the Bailey Farm development – Retreat at Bailey Farms, Second Plat (Appl. #PL2025-155).

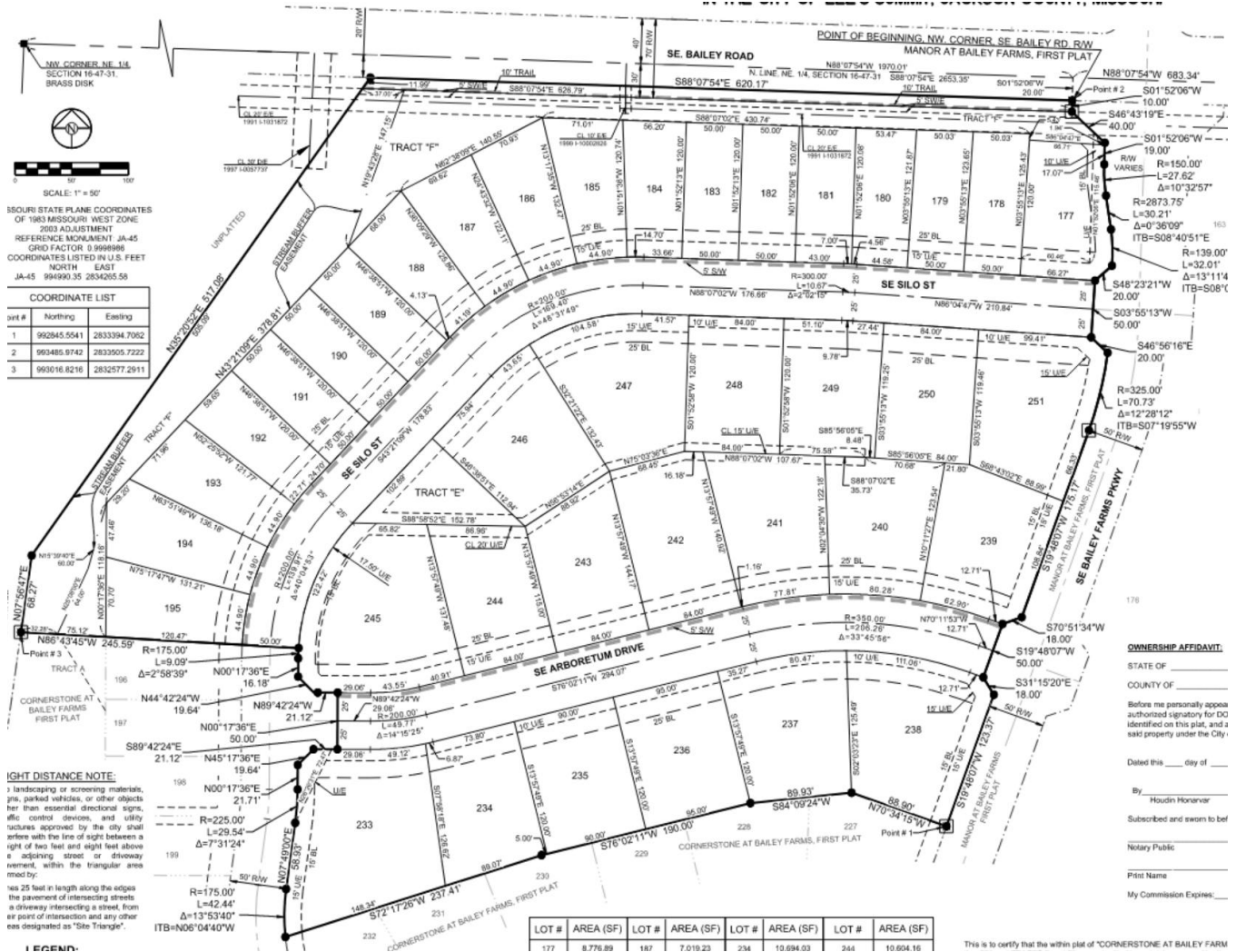


Figure 1- Final Plat

2. Land Use

Description and Character of Surrounding Area

The subject property is located south of SE Bailey Rd and west of SE Ranson Rd, and serves as part of the transition area from low-density residential to large rural lot developments towards the city boundary. The subject property is bounded by the East Trails Middle School to the west, two-family residential developments to the south, the vacant land to the east, and single-family residential developments to the north.



Figure 2- Aerial view of the subject property

Adjacent Land Uses and Zoning

North:	Oak Hill South residential subdivision / R-1 (Single Family Residential District)
South:	Cornerstone at Bailey Farms residential subdivision / RP-2 (Two-Family Residential District)
East:	Vacant / RP-2
West:	East Trails Middle School / AG (Agricultural)

Site Characteristics
 Except for an existing tree line that demarcates the property’s west boundary, the site is devoid of any significant vegetation. The property slopes from west to east toward a natural drainageway that drains to the south, through Greenwood.

Special Considerations
 N/A

Setbacks

Yard	
Front	20' building 25' garage 15' corner lot
Side	5'
Rear	20'

3. Unified Development Ordinance (UDO)

Section	Description
4.110	RP-2 Planned Two-Family Residential District
7.140, 7.150	Final Plat

The subject site is the location of the Bailey Farms development that was approved via Preliminary Development Plan and Rezoning in 2021. The single-family dwelling units proposed to be built on the lots that are in the scope of this application’s plat are permitted by-right as part of the RP-2 zoning district.

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.
Facilities & Infrastructure	Goal 3.5.B – Plan and build City services and infrastructure to promote quality growth and resiliency.

Comprehensive Plan

The single-family residential use of the subject property is consistent with the Residential 1 (Lower Intensity) land use recommended for the area by the 2021 Ignite! Comprehensive Plan. The Bailey Farms development was zoned a split of RP-1 and RP-2 (Planned Two Family Residential), with the northern portion being allocated for the two-family dwelling unit style of homes, and the southern for the single-family style. The development expands the available housing options for all residents of the City.

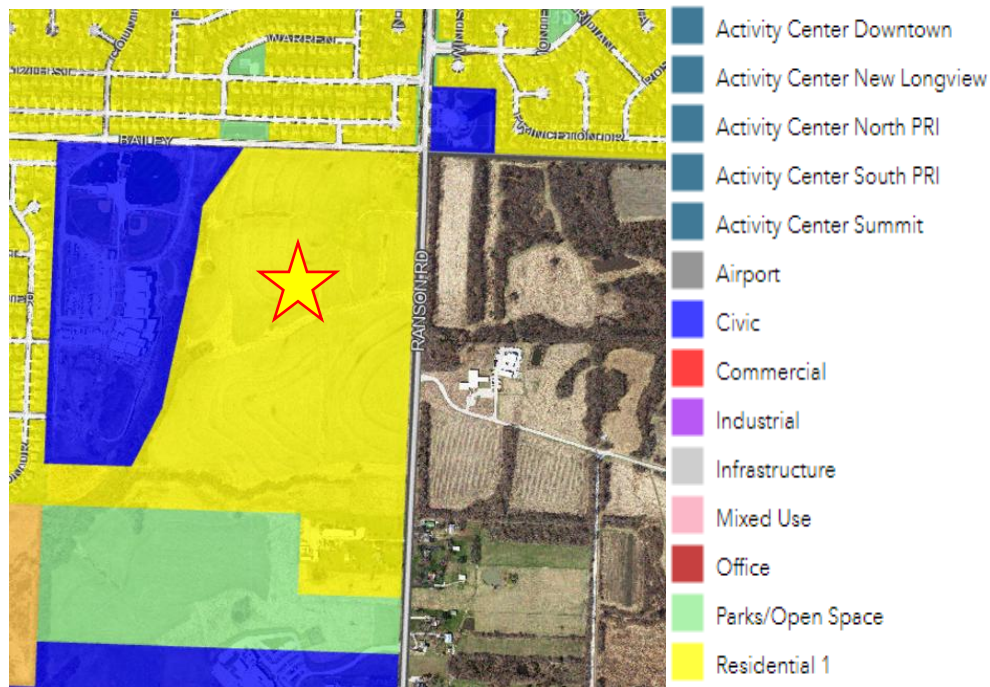


Figure 3- Future Land Use Map

5. Analysis

Background and History

- July 6, 2021 – The City Council held a public hearing and voted for approval of a Preliminary Development Plan and rezoning (Appl. #PL2021-105) from AG (Agricultural) to R-1 (Single-Family Residential), RP-1 (Planned Single-Family Residential), and RP-2 (Planned Two-Family Residential) for Bailey Farms by Ordinance No. 9190.
- April 15, 2025 – The City Council approved the final plat (Appl. 2021-483) for Cornerstone at Bailey Farms, 1st Plat, Lots 1-37 and Tract A by Ordinance No. 10100.

Compatibility

The proposed lots and common area tracts are compatible with the approved plan for the Bailey Farms PDP.

Adverse Impacts

The proposed development will not negatively impact the use or aesthetics of any neighboring property, nor does it negatively impact the health, safety and welfare of the public.

Public Services

The proposed final plat will not impede the normal and orderly development and improvement of the surrounding property. The necessary water, sanitary sewer and storm sewer improvements will be extended to serve the proposed development and facilitate the provision of public infrastructure for the remaining phases of the Bailey Farms development.

Recommendation

With the conditions of approval below, the application meets the requirements of the UDO, Ignite Comprehensive Plan and Design and Construction Manual (DCM).

6. Recommended Conditions of Approval

Standard Conditions of Approval

1. All required engineering plans and studies, including water lines, sanitary sewers, storm drainage, streets and erosion and sediment control shall be submitted along with the final plat and approved prior to the approval of the final plat. All public infrastructure must be substantially complete, prior to the issuance of any building permits.
2. All Engineering Plan Review and Inspection Fees shall be paid prior to approval of the associated engineering plans and prior to the issuance of any site development permits or the start of construction (excluding land disturbance permit).
3. All subdivision-related public improvements must have a Certificate of Final Acceptance prior to approval of the final plat, unless security is provided in the manner set forth in the City's Unified Development Ordinance (UDO) Section 7.340. If security is provided, building permits may be issued upon issuance of a Certificate of Substantial Completion of the public infrastructure as outlined in Article 3, Division V, Sections 3.540 and 3.550 and Article 3, Division IV, Section 3.475 of the UDO, respectively.
4. A Land Disturbance Permit shall be obtained from the City if groundbreaking will take place prior to the issuance of a site development permit, building permit, or prior to the approval of the Final Development Plan / Engineering Plans.
5. All permanent off-site easements, in a form acceptable to the City, shall be executed and recorded with the Jackson County Recorder of Deeds prior to the issuance of a Certificate of Substantial Completion or approval of the final plat. A certified copy shall be submitted to the City for verification.
6. All ADA sidewalk ramps shall be constructed by the developer at the time the street is constructed.
7. All sidewalks adjacent to a common area tract, unplatted land or any land where no structure is intended to be built, and is required, shall be constructed by the developer at the time the street is constructed.
8. The applicant shall submit and the City shall accept an "As-built / As-graded" detention basin plan prior to issuance of any occupancy permit for the proposed development.
9. Prior to recording of the final plat, the following must be met:
 - a. A copy of the declaration of covenants and restrictions pertaining to common property as prepared in accordance with UDO Section 4.290 has been submitted for review and approval by the Director of Development Services and the City Attorney; and
 - b. The Director has received certification from the Missouri Secretary of State verifying the existence and good standing of the property owners' association required by Section 4.280 of the UDO; and
 - c. The approved Declaration of Covenants, Conditions and Restrictions will be recorded prior to the recording of the final plat.
10. A final plat shall be approved and recorded prior to issuance of any building permit.