

MEETING SUMMARY

Project : LEGACY RIDGE		Meeting Date: MON. NOV 10, 2025	
Subject: NEIGHBORHOOD MEETING		Meeting Chairperson:	
Meeting Location: RESURRECTION LEE'S SUMMIT		Meeting Number: 1	
PRESENT: Developer ☐ Jake Loveless ☐ Matt Tapp		Engineer : ☐ Mark Breuer ☐ _____	Other: ☐ Dan Foster ☐ Amy McCurdy
Notice to all present: The following is a brief outline of the discussion and is not a verbatim record of the statements. Items have been grouped by general category and are not in order discussed. If any of the following items are incorrect or fail to record discussion at the meeting, please contact preparer immediately.			
Prepared By:		Issue Date:	
Item	Discussion Topics		
1	Meeting Started 6:01 p.m. Introduction and Project Description by Matt: Meeting overview Meeting Conduct Developer Information: Team, Portfolio Design Team Introduction Project Description: Presented Site Plan, Land Use, Road Network Project Timeline: PC Dec 11, CC Jan 6 and Jan 13		
2	What does apartment community on the plans mean? We believe that this is a appropriate use for the area so we are setting land aside. While a concept plan has been filed that shows a possible layout, here is no set plan yet.		
3	What are the two blank areas on the plan? Those are the existing detention basins. Will there be any paths or structures around the existing basins on the south? That has not been determined. This can be evaluated. Basins will be maintained by an HOA.		
4	Will there be a new stop light at the proposed collector? Yes in the future when it is necessary. Explained the process of determining need and the definition and criteria of warrants. The access and collector road network planned for the area was described. Explained that traffic is modeled for the peak hour.		
5	Will Windsong and Windemere be extended? Yes, Windsong will be extended with this project. Right now the connection is		

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	planned to be part of phase two but they may change depending on City review. Windemere will be extended in the future. Not sure of the timing.
6	Who will own the existing basins? The City has stated that the basins will be transferred to the HOA of this project. We would prefer the City maintain ownership. How will the basins be transferred? It is not been determined how the transfer will occur.
7	The adjacent residents have concerns about the existing basins. Basins have been full, close to the top of the dam. Last house on Windemere and 33rd says that twice a year the basins are full. East basin has worked. Neighbors below the west basin said they still get ponding water and flooding. They want the integrity of the basins to remain. If there is a problem who would we go to? The best option would be to contact the City. The area below the basin by the pool also has issues since there is not a lot of control of the runoff. The basin by the pool is owned by the City.
8	Are you aware of the High Pressure Gas main and Sewer Main? Yes we are aware of them and have met with the Pipeline and Sewer entities on site to review the location.
9	Will the tree line be removed or remain? We would prefer to keep the trees and are not planning to remove trees except in the areas where utility connections are needed. The trees are currently on City property and within the sewer easement.
10	How big are the homes? The average of the adjacent homes are 1800 s.f. single story and 2200 s.f. for 2 story and some over 2400 s.f. The homes will be 1500 s.f. and 3000 s.f..
11	Per the staff comments online the townhomes lot area is below the minimum. Can you explain? The City is applying a straight zoning standard. The request is to zone the area to PMIX in order to allow 2 product types to have more housing choices. One is front facing garages and one has alley garages. With the two products the lot size per unit is smaller. Overall the lot area per unit is close to the standard zoning standard.
12	Are you requesting to seed the area? It appears you are from the plans. The note on the plan has temporary seeding after the public infrastructure is installed in order to stabilized the land which is typical practice. Once the buildings and lots are developed areas will be sodded.
13	Per the staff comments the head in parking is not allowed. Can you explain? The idea was to have a more typical parking lot and reduce the amount of on street parking. The City will allow angled spaces which we will be providing.
14	Will the streets be City owned? The streets will be City owned and the alleys will be private.
15	Can you control street parking? City told me I could not.

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	In the for rent residential areas we can establish parking standards even on the public streets.
16	Are these rental units? Active adult townhomes and regular townhomes will be for rent. Single family will be for sale.
17	What is the value of the homes? The homes will be 1500 s.f. and 3000 s.f.. with a value of \$350,000 to \$500,000. However, the market conditions will have some influence on the final prices.
18	Apartment site shows 4 buildings but you said you don't have a plan. The City request a concept plan that illustrates a general idea of what it might look like. We do not believe the time is right for the use at this time but do believe the area will be a good location for the use in the future. Any plan will have to go through the approval process which would include notification of adjacent owners.
19	City told us that the higher intensity uses would be on the east side. This area will continue to evolve in more diversified uses because of the thoroughfares and with the development of the other large vacant parcels in the area.
20	It would help if a light was installed at Hook and 291. Is there a plan for this? There is a plan for realignment and an interchange at that intersection. We do not know the timing for these improvements.
21	Is the Hook Road plan on the City web site? Yes the plan is called Ignite and it is located on the City website.
22	The Costco plan that will be at the City meeting will add more traffic to Ward and Hook.
23	Matt and Jake finished the presentation since questions started before they had finished. This included project phasing and architecture.
24	So you are not putting in the stop light at the east west collector and Ward now? The stop light will not be installed immediately. It will be installed when warrants are met.
25	Does the collector align with any of the driveways along Ward? The collector does not align with a driveway. It is located on a property line. It is located as shown on the City transportation plan and is generally in alignment with the existing collector to the west.
26	Are you asking for a variance on the 40' lots? We are requesting PMIX so variances are not needed.
27	Is there an amenity? Yes. Jake indicated the location on the plan.
28	Will any of this be gated? Not planning on it.
29	What uses are planned in the commercial? We do not know for sure the uses at this time. Currently showing a C store and drive thrus but will evaluate each potential use at the time when contacted a retail entity.
30	How with this neighborhood be distinguished from our existing neighborhood? The adjacent neighborhood already have people trying to use their pool.

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	The development will have an HOA that will manage the common spaces.
31	If all goes well, what is the project timeline? Might start the middle of next summer. Lots available sometime in 2027. Market will influence timeline.
32	Who will own the townhomes? The townhomes will initially be owned by our company. However, we have designed them to allow the option to sell them to individual owners.
33	With the additional traffic from the other proposed developments, will the turn lanes be long enough? The turn lane lengths meet the City standard. The uses currently proposed have high trip generation in order to plan for higher queuing. Explained signal timing, intersection influence area and multiple access.
34	Will the speed limit change on Ward and Hook? To our knowledge there is no plan to change the speed limits. Traffic and speeds on Ward and Hook are high due to Pryor Road construction and school traffic. They get a lot of school traffic. Signal at Ward and 150 backs up so people cut through neighborhood. Explained that the traffic study identified so potential to improve coordination with the existing stop lights to optimize them. We can make contact with MDOT to discuss the issue.
35	Will we be able to follow the design of the stormwater? City has staff members who are reviewing the design. We can also provide updates when the plan is determined.
36	Is the connection to Windsong phase 2? The current plan is to make the connection in phase 2. Residents expressed concern about making the connection in phase 1 since it would open up access for construction traffic. Stated we understand the concern and would work on a plan for this. Residents expressed concern about drivers cutting through their neighborhood to go to the school in order to avoid the light. Explained the traffic flow from the adjacent through this project. Overall the projection is for traffic to use the light on Ward instead.
37	When will the connection to Windemere occur? Want it in phase 2 due to construction traffic. Currently not part of this plan but may change with City review.
38	How many single family homes? 197 lots
39	Matt and Jake thanked everyone for attending and provided their contact information.
40	Adjourned at 7:20 p.m. Matt, Jake and the design team remained for a few minutes after the meeting to obtain contact information from the residents requesting information and to have one on one discussions about the project.

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	END OF MEETING SUMMARY

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