



DEVELOPMENT SERVICES  
**LEE'S SUMMIT**



PL2024-217

# THE TOWNHOMES OF CHAPEL RIDGE REZONING AND PRELIMINARY DEVELOPMENT PLAN

December 10, 2024 CITY COUNCIL AGENDA



# Applicant's Request

Proposed rezoning of 3.29 acres from R-1 to RP-1 and RP-3 and preliminary development plan for the creation of seven (7) residential villa lots and two (2) two-unit townhome lots.





# Area/Zoning Map

4060 NE Ralph Powell Rd

R-1 Zoning District

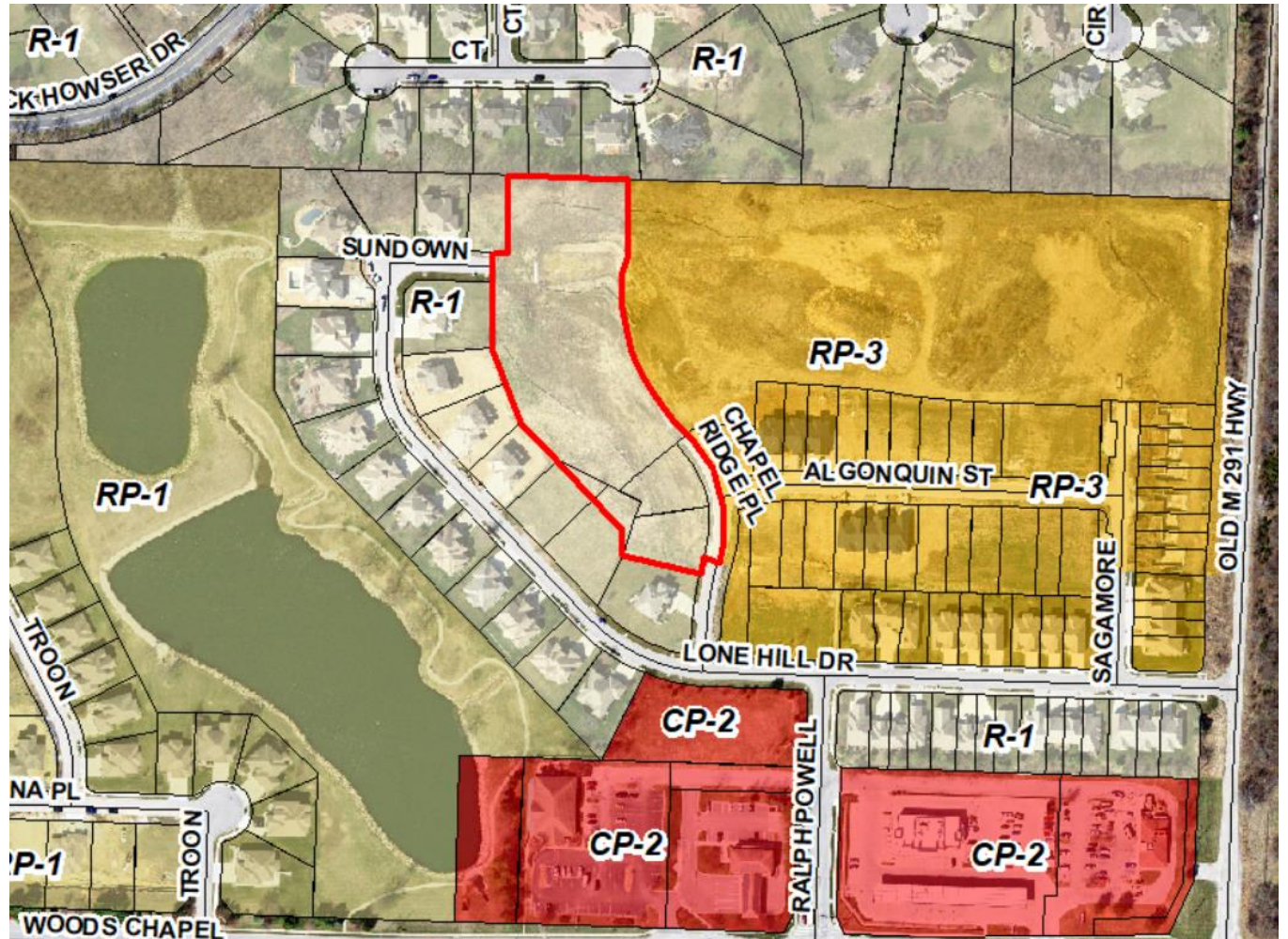
West – Single-family Residential

South – Single-family Residential

East – Residential Mixed Use

North – Single-family

Residential

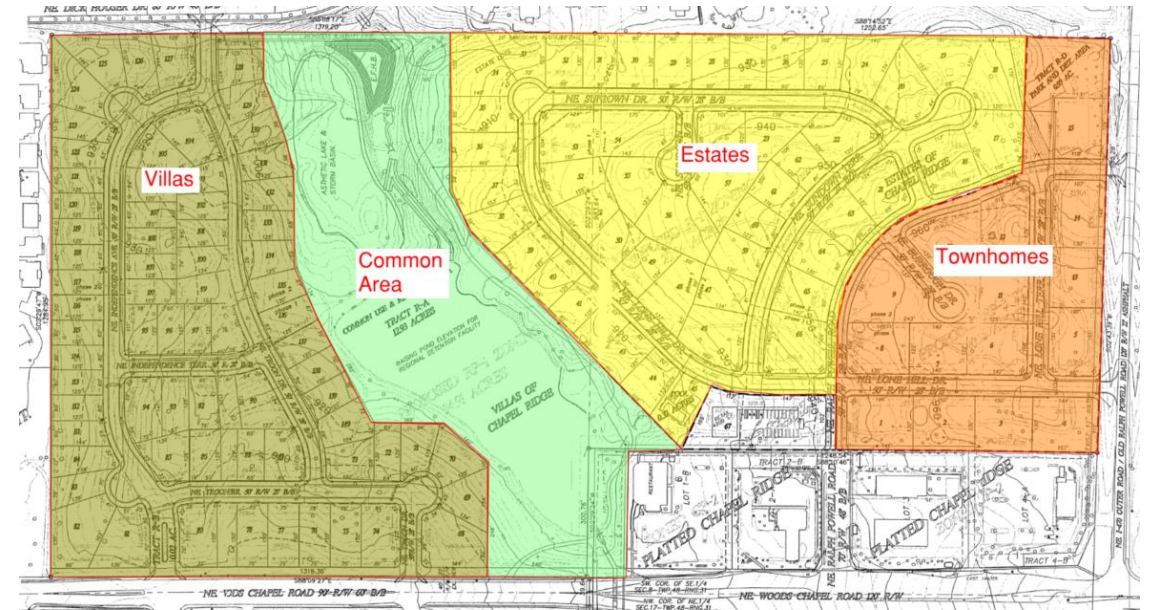




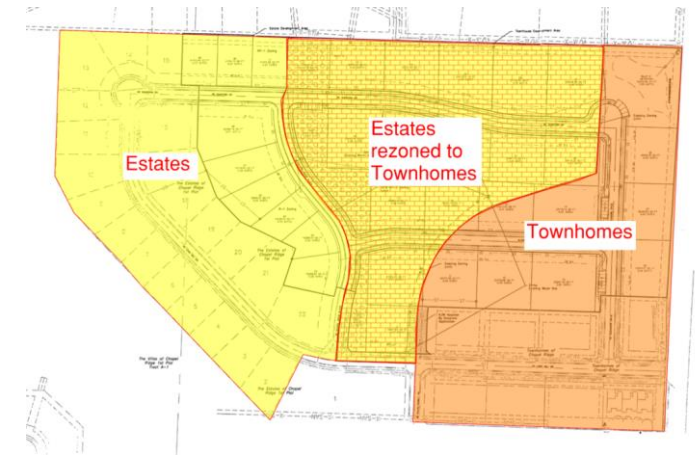
# History



Chapel Ridge Golf Course  
(1998-2006)



2006 Plan



2019 Plan

# Project Information

Specification	Proposed
Zoning	RP-1 (Planned Single-family Residential)
# of Lots	7
Lot Sizes	8,561 sq. ft. – 11,149 sq. ft.
Density	2.74 du/acre (6 du/acre max)
Zoning	RP-3 (Planned Residential Mixed Use)
# of Lots	2
Lot Sizes	12,790 sq. ft. – 12,794 sq. ft.
Density	5.43 du/acre (7.5 du/acre max)



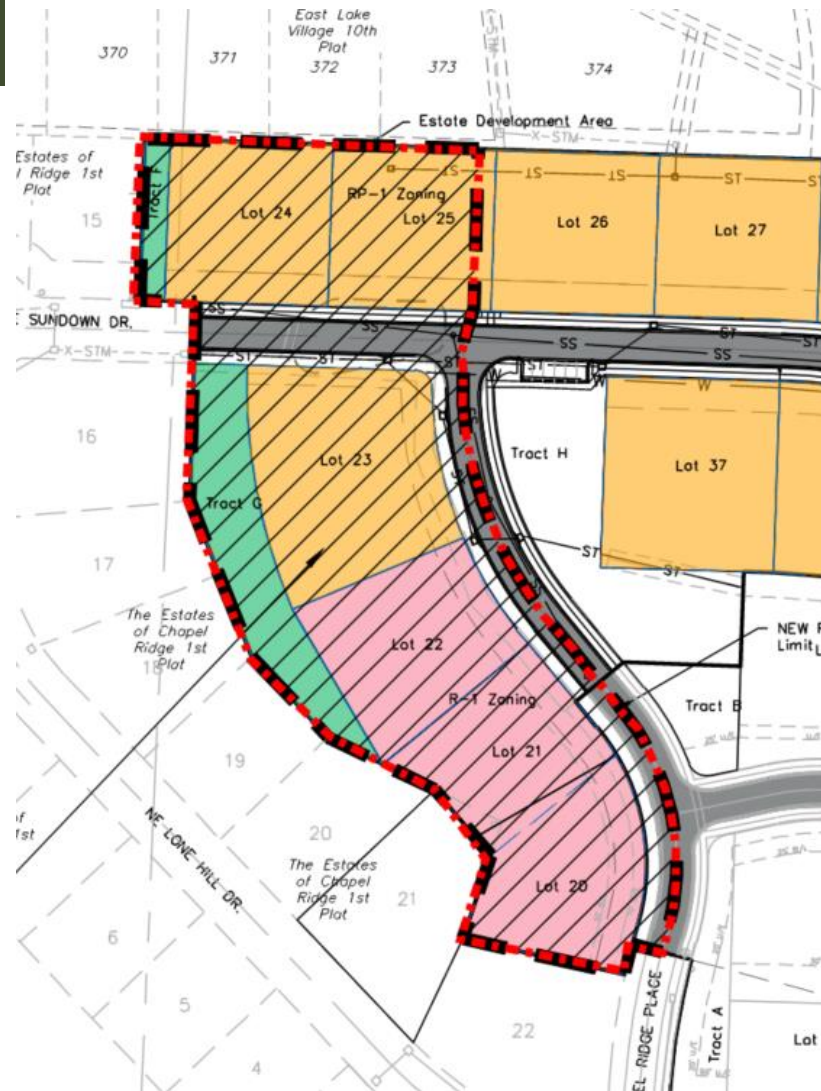


# Application Information

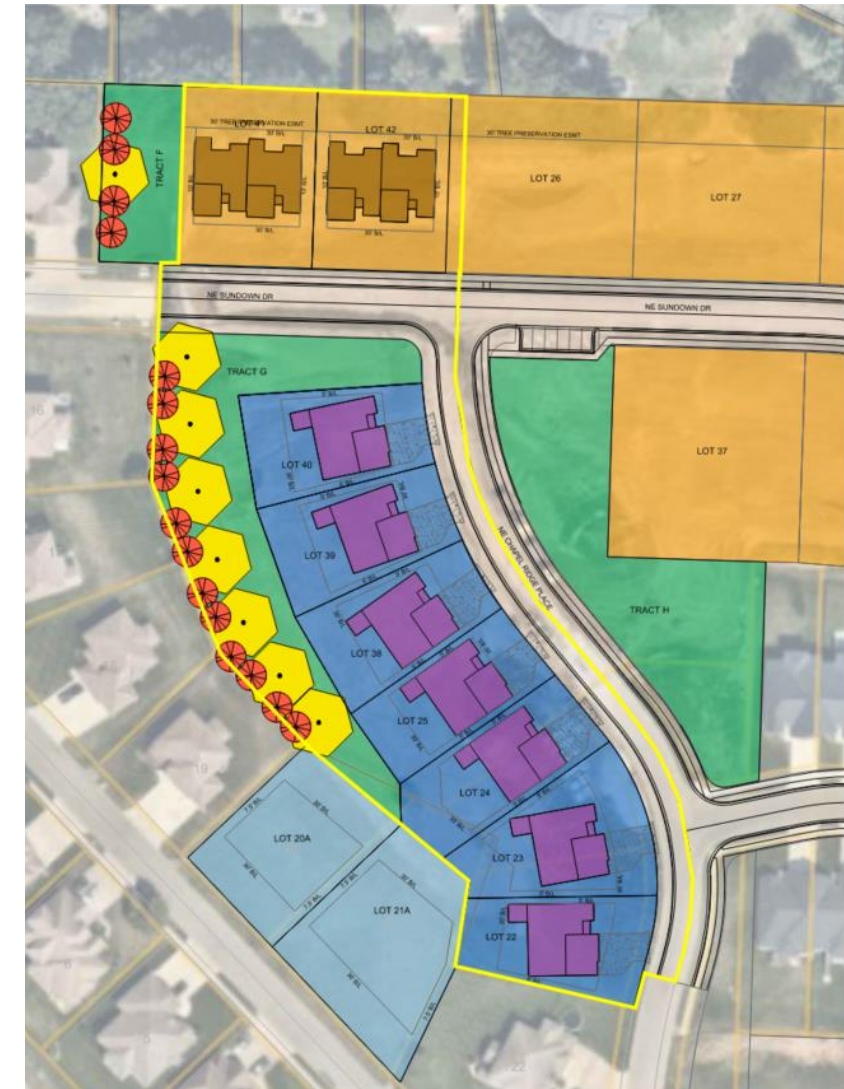
Meetings with the HOA and neighborhood were held on September 21 and 23, 2024, respectively.

Twenty-one (21) members of the public attended the neighborhood meeting, who discussed compatibility, previous area plans, greenspace and house types/costs. Objections were expressed to the initial plan.

Majority of neighbors expressed support of revised plan.

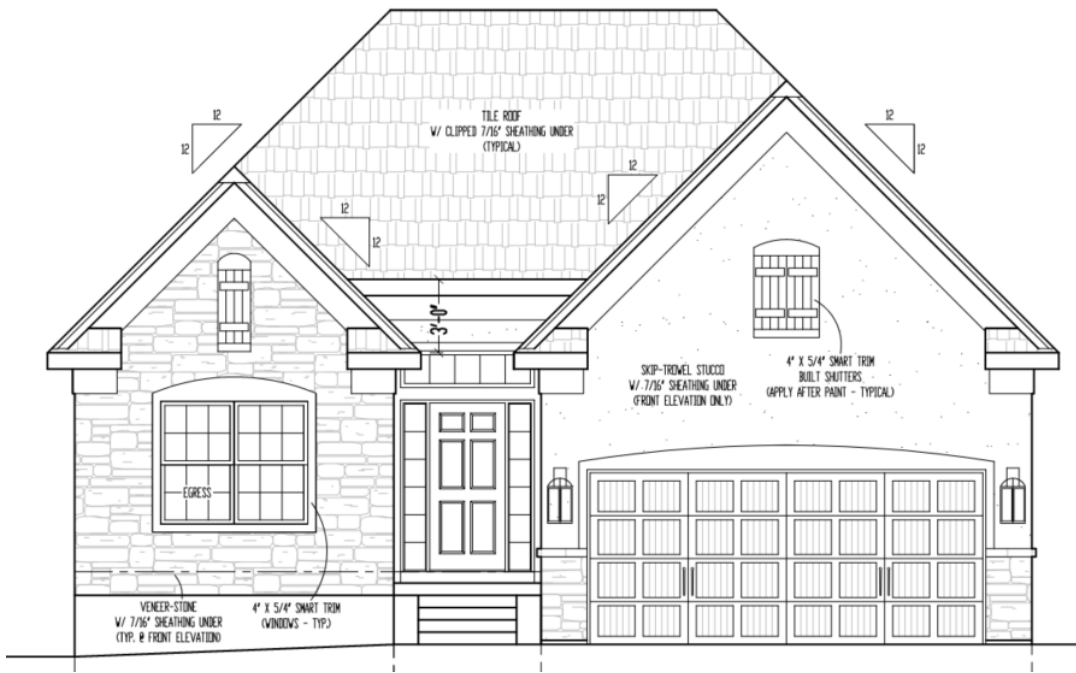


Initial Proposed Plan



Revised Proposed Plan

# Elevations



~ 2,333 sq. ft. (finished) + 425 sq. ft. (unfinished)



## Building Materials:

- Stucco
- Masonry
- Tile Roofs



# Elevations



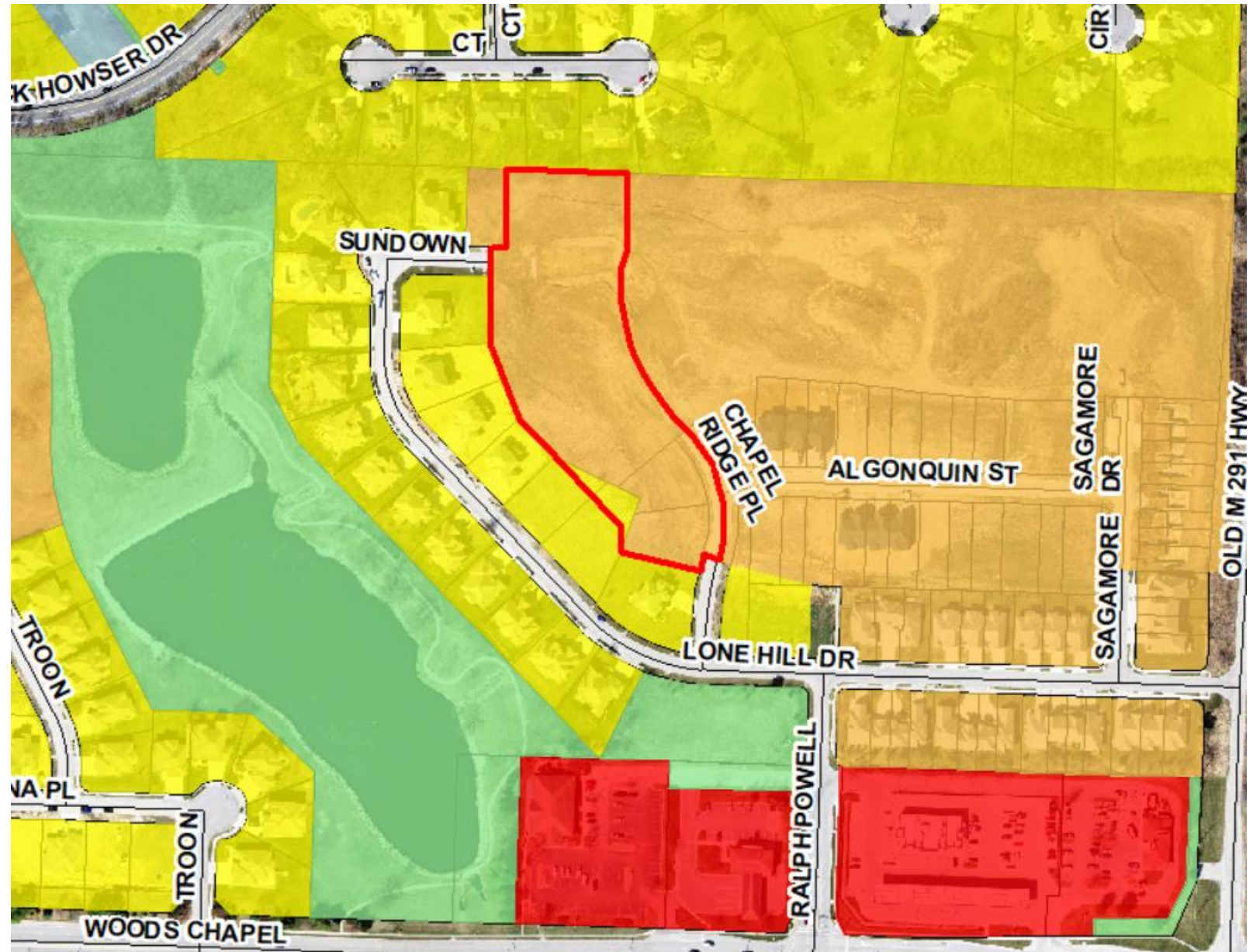
## Building Materials:

- Stucco
- Masonry
- Tile Roofs



# Staff Analysis

- 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



# Recommendation

1. Development shall be in accordance with the preliminary development plan uploaded September 27, 2024.
2. The RP-3-zoned Lots 41 and 42 shall be limited to detached single-family or two-family residential development.
3. The architectural style for the single-family and two-family residences shall be consistent with the villa building elevations and townhome elevations uploaded October 17, 2024. Building materials shall include masonry fronts, stucco on all elevations and concrete tile roofs.





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