



LEE'S SUMMIT MISSOURI

Development Services Department

Development Services Staff Report

File Number	PL2026-006
File Name	FINAL PLAT –Hook Farms, 3rd Plat, Lots 216 thru 257 and Tracts M, N, and O
Applicant	Hunt Midwest Real Estate Development, Inc., applicant
Project Address	2020 SW Hook Rd.
Planning Commission Date Heard by	April 23, 2026 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

Table of Contents

1. Project Data and Facts	2
2. Land Use	4
3. Unified Development Ordinance (UDO)	5
4. Comprehensive Plan	6
5. Analysis	6
6. Recommended Conditions of Approval	7

Attachments

Final Plat, dated March 24, 2026 – 7 pages
Location Map

1. Project Data and Facts

Project Data	
Applicant/Status	Hunt Midwest Real Estate Development, Inc./applicant
Applicant's Representative	F. Brenner Holland Jr.
Location of Property	2020 SW Hook Road
Size of Property	±53.8 acres (2,343,528 sq. ft.)
Number of Lots	42 lots and 3 common area tracts
Density (including common area)	0.76 units/acre
Density (excluding common area)	3.7 units/acre
Zoning	R-1 Single-Family Residential District
Comprehensive Plan Designation	Residential 1 (Lower Intensity Residential)
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.</p> <p>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 currently vacant and is the site of the previously approved Hook Farms development.

Description of Applicant's Request
The final plat application is for <i>Hook Farms, 3rd Plat, Lots 216 thru 257 and Tracts M, N, and O</i> , consisting of 42 lots and three common area tracts on 53.8 acres. The proposed final plat is substantially consistent with the preliminary plat.

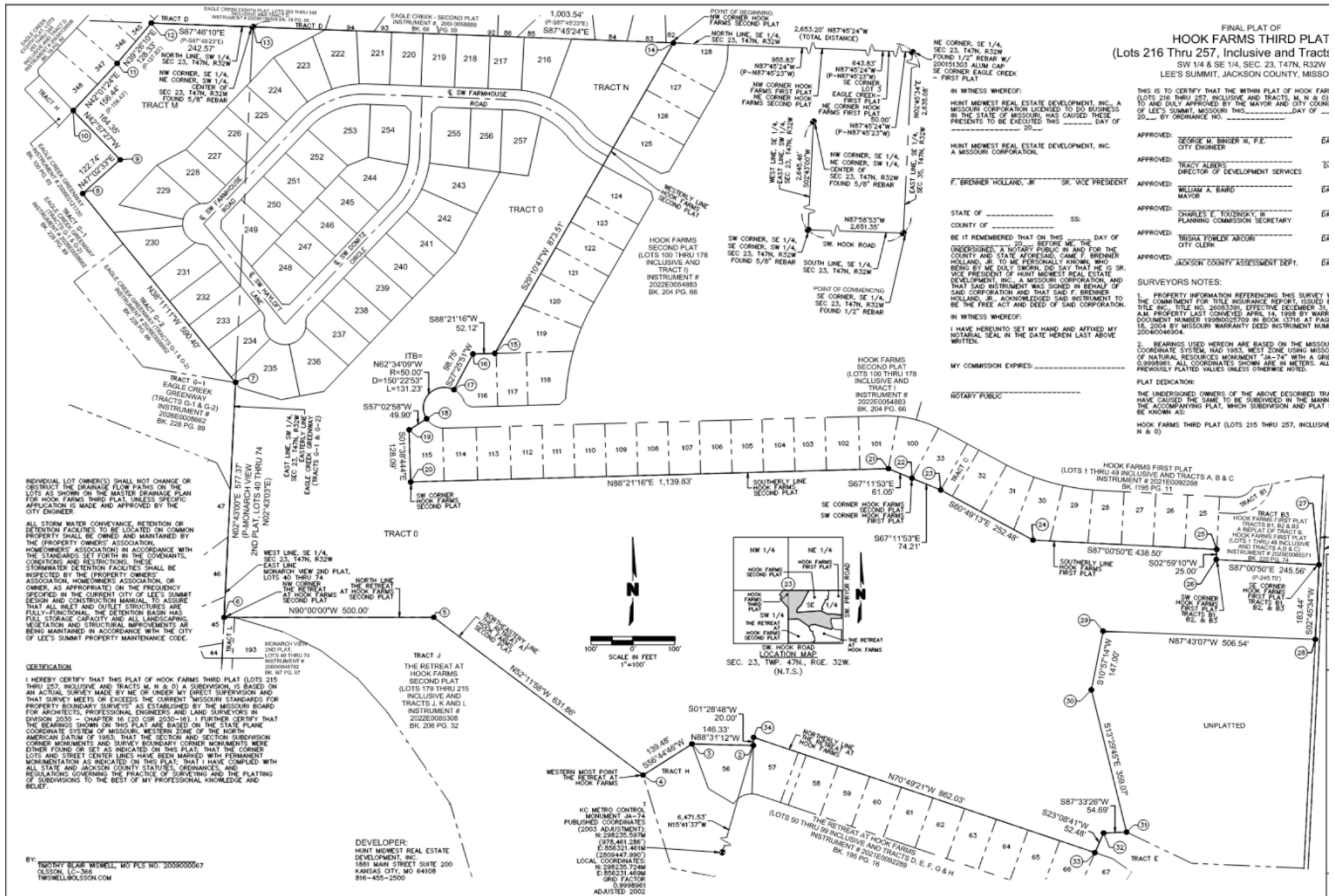


Figure 1 - Final plat

2. Land Use

Description and Character of Surrounding Area

The property is located at the northwest corner of SW Pryor Rd and SW Hook Rd. The surrounding area consists of several single-family residential subdivisions and an elementary school.

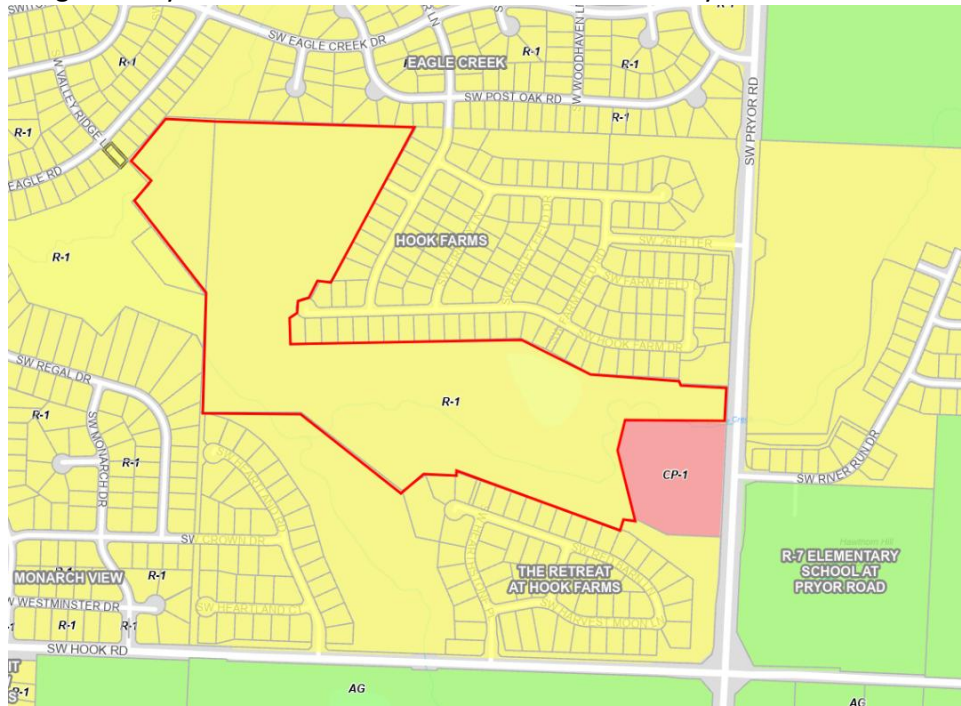


Figure 2 – Aerial view of the subject Property

Adjacent Land Uses and Zoning

North:	Eagle Creek single-family residential subdivision / R-1
South:	The Retreat at Hook Farms residential subdivision / R-1
East (across SW Pryor Rd):	Whispering Woods single-family residential subdivision / R-1; and Hawthorn Hill Elementary / AG
West:	Monarch View single-family residential subdivision / R-1

Site Characteristics

The property is located at the northwest corner of SW Hook Road and SW Pryor Road. The subject site generally slopes from the south to the north and shows the typical characteristics of a property that was historically used as agricultural cropland.

Special Considerations

Mouse Creek and a tributary to Mouse Creek run adjacent to and through a portion of the property. Another tributary creek to Mouse Creek runs adjacent to the south of the site. A majority of the site, located within a single tract of land, is located within the 100-year floodplain. The proposed lots are not located within the floodplain.



Figure 3- Mouse Creek

Setbacks

Yard	Required	Proposed
Front	30'	30'
Side	7.5'	7.5'
Rear	30'	30'

3. Unified Development Ordinance (UDO)

Section	Description
4.090	R-1 (Single-Family Residential District)
7.140, 7.150	Final Plats

The proposed final plat consists of 42 lots and 3 common area tracts on 53.8 acres. The proposed final plat is substantially consistent with the approved preliminary plat.

4. Comprehensive Plan

Focus Areas	Goals, Objectives & Policies
Strong Neighborhoods & Housing Choice	Goal 3.2.A: Maintain thriving, quality neighborhoods that connect a diversity of residents throughout the community. Objective: Increase overall property values by neighborhood.

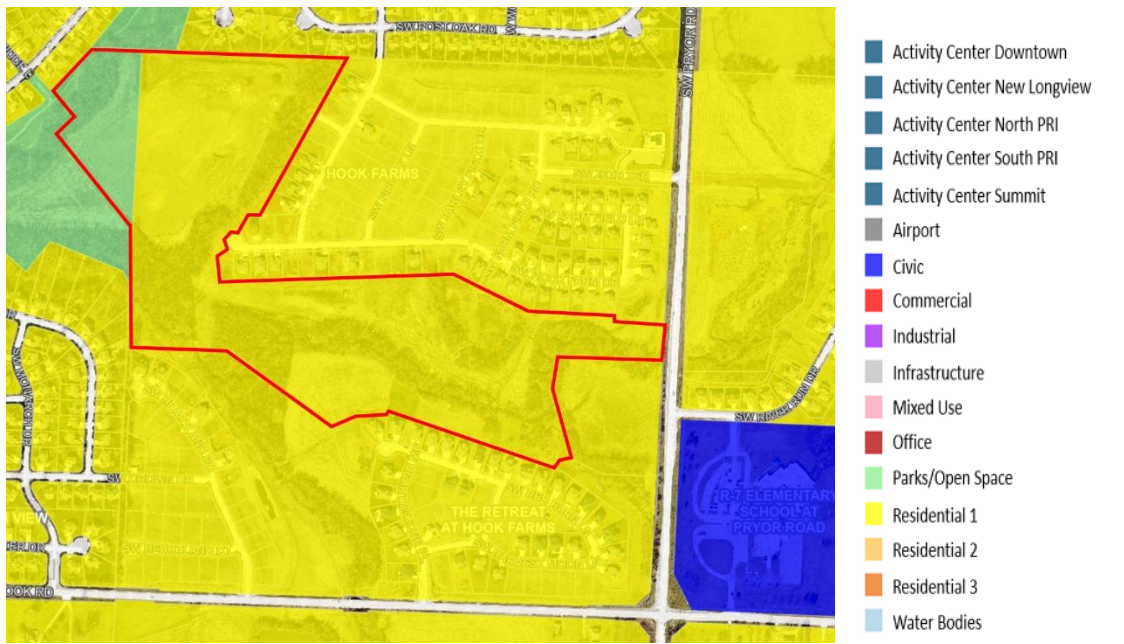


Figure 4 – Future Land Use Map & Legend

The use is generally consistent with the Comprehensive Plan; it is compatible with existing and planned surrounding land uses; and meets Comprehensive Plan objectives of providing a diverse housing type that meets an identified need in the market.

5. Analysis

Background and History

- April 15, 2004 - The City Council approved a rezoning and preliminary development plan (Appl. #2003-221) changing the zoning from district AG (Agricultural) to R-1 (Single-Family Residential) and CP-1 (Planned Neighborhood Commercial District) by Ordinance #5729. (The preliminary development plan has since expired.)
- June 13, 2019 – The Planning Commission approved the preliminary plat (Appl. PL2018-202) for Hook Farms, Lots 1-258.
- May 11, 2021 – The City Council approved the final plat (Appl. PL2020-107) for Hook Farms, 1st Plat, lots 1-49 & Tracts A-C by Ordinance #9159.
- August 3, 2021 – The City Council approved the final plat (Appl. PL2020-111) for The Retreat at Hook Farms, 1st Plat, Lots 50-99 & Tracts D-H by Ordinance #9210.
- November 2, 2021 – The City Council approved the final plat (Appl. PL2021-014) for Hook Farms,

2nd Plat, Lots 100-178 & Tract I by Ordinance #9280.

- August 23, 2022- The City Council approved the final plat (Appl. PL2021-162) for The Retreat Hook Farms, 2nd Plat Lots 179-215 & Tracts J-L by Ordinance #9485

Subdivision-Related Public Improvements

In accordance with UDO Section 7.340, prior to adoption of an ordinance approving the final plat by City Council, all subdivision-related public improvements shall be constructed, and a Certificate of Final Acceptance shall be issued. In lieu of completion of the public improvements and the issuance of a certificate, financial security (an escrow secured with cash, an irrevocable letter of credit, or a surety bond) may be provided to the City to secure the completion of all public improvements.

A Certificate of Final Acceptance has not been issued for the subdivision-related public infrastructure, nor has any form of financial security been received to secure the completion of the public improvements. This application will be placed on hold following the first ordinance reading by City Council until the infrastructure requirements are met.

Compatibility

The proposed subdivision is consistent with existing and planned surrounding single-family subdivisions and is consistent with the previously approved rezoning and preliminary plat.

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. The proposed development will provide the required stormwater detention facilities to manage the increased stormwater runoff due to the increased impervious area. The use is consistent with the existing nature of the adjacent residential development in neighboring subdivisions.

Public Services

The proposed plat will not impede the normal and orderly development and improvement of the surrounding property. The necessary street, water, sanitary sewer and storm sewer improvements to serve the area are currently under construction as part of this phase.

Recommendation

With the conditions of approval below, the application meets the requirements of the UDO 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. A Master Drainage Plan (MDP) shall be submitted and approved in accordance with the City's Design and Construction Manual for all areas of the development, including all surrounding impacted areas, along with the engineering plans for the development. The MDP shall address drainage level of service issues

on an individual lot basis.

3. 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).
4. 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.
5. The As-graded Master Drainage Plan shall be submitted to and accepted by the City prior to the issuance of a Certificate of Substantial Completion and prior to the issuance of any building permits for the development.
6. 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.
7. 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.
8. A restriction note shall be included on the final plat stating: "Individual lot owner(s) shall not change or obstruct the drainage flow paths on the lots, as shown on the Master Drainage Plan, unless specific application is made and approved by the City Engineer."
9. Each lot shall be labeled with its respective street number.
10. A final plat shall be approved and recorded prior to any building permits being issued.