LEE'S SUMMIT
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Legacy Ridge
Rezoning from AG to RP-1, RP-4 and CP-2
Rezoning and Preliminary Development Plan
PL2025-079

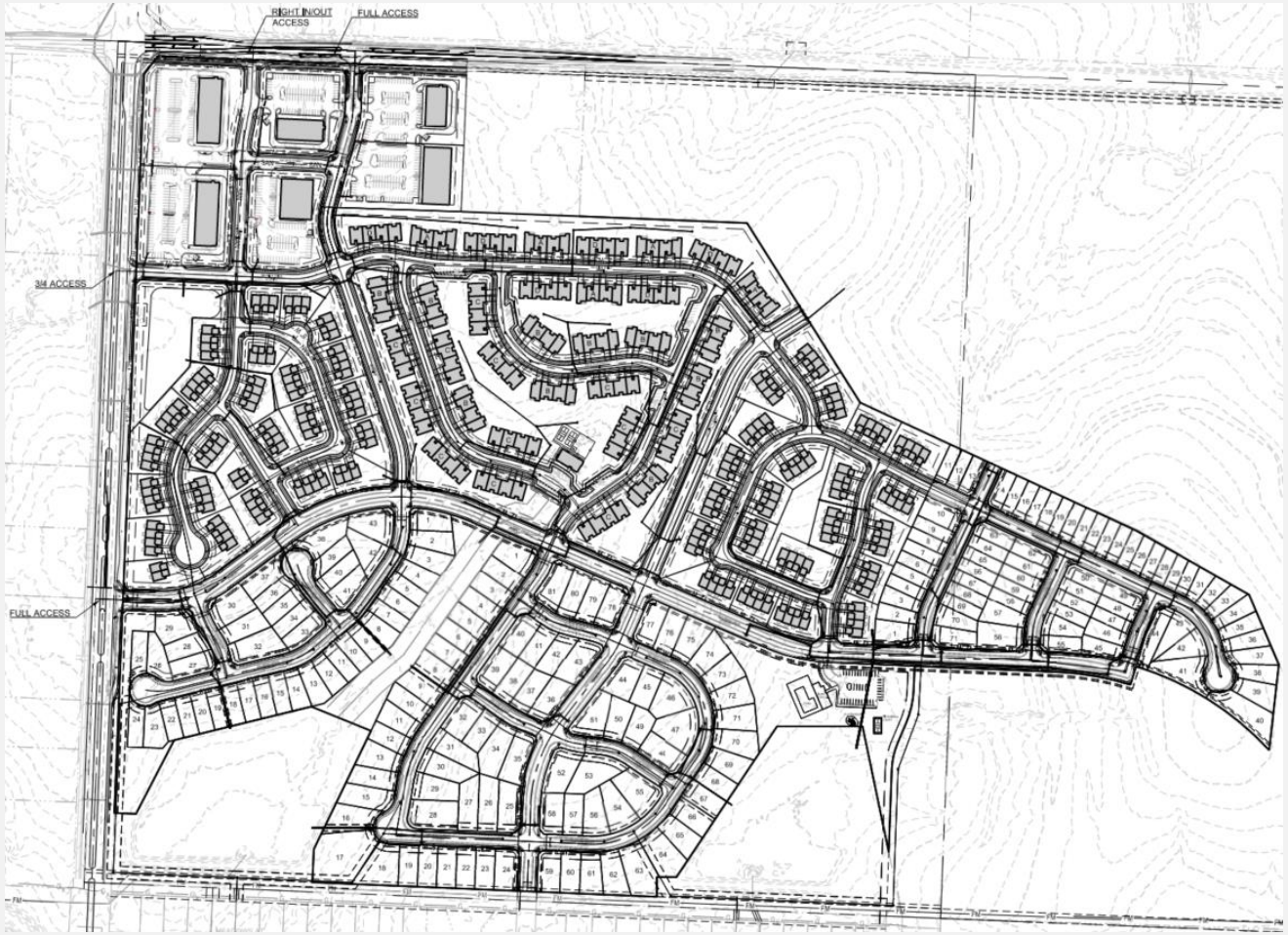
Project Request

The applicant proposes:

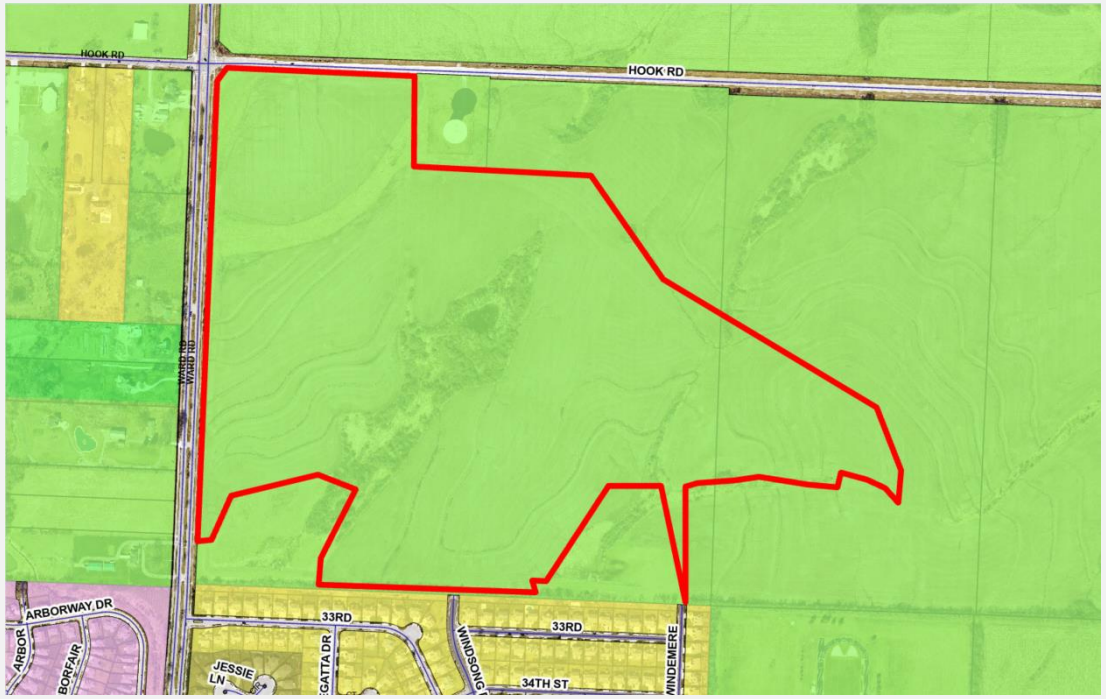
- rezoning of 131 acres from AG (Agricultural) to RP-1 (Planned Single-family), RP-4 (Planned Apartment) and CP-2 (Planned Community Commercial); and
- preliminary development plan consisting of 505 dwelling units and 73,504 sq. ft. of commercial development

A modification is requested for the following:

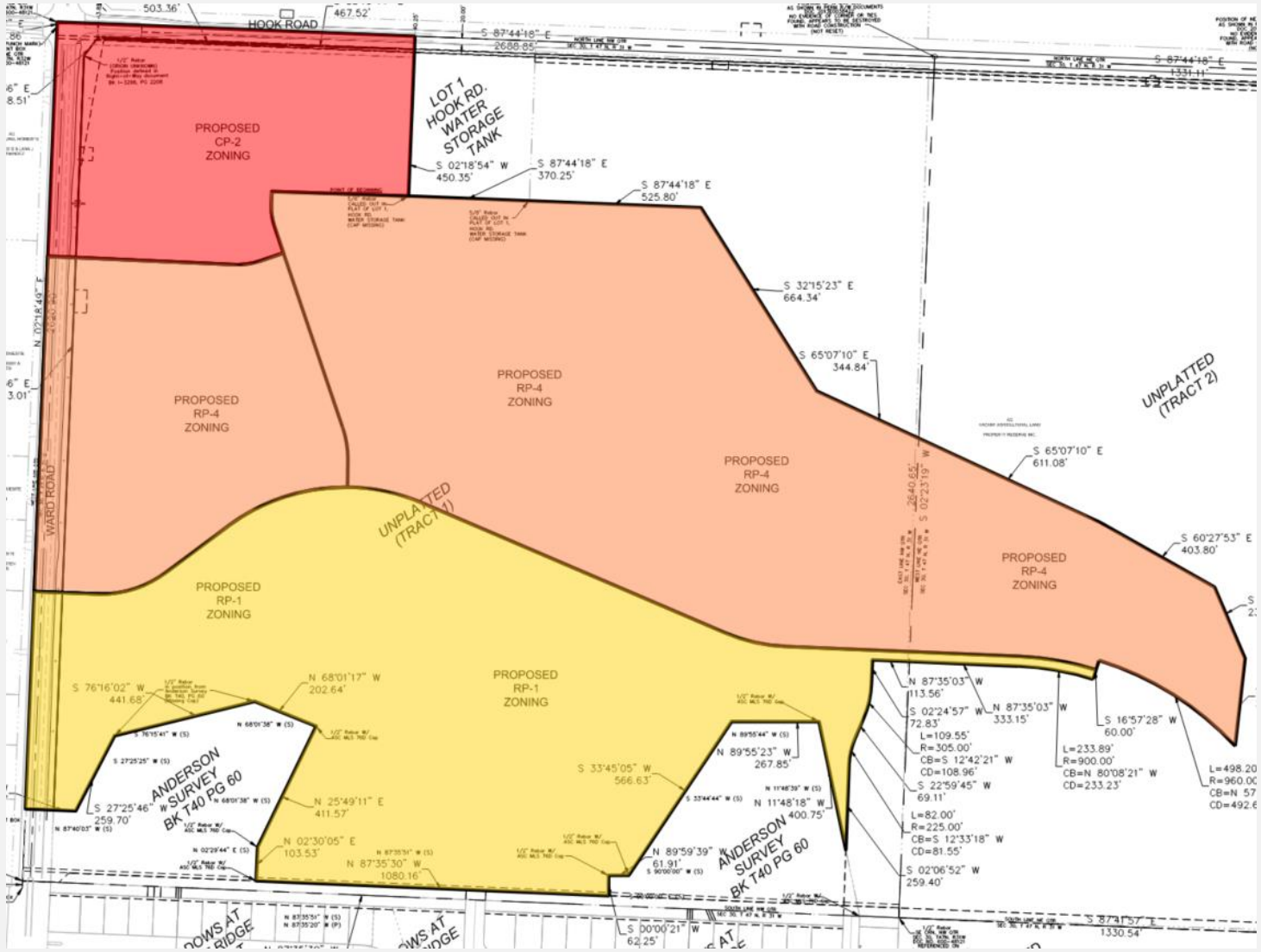
- minimum lot size in the RP-1 zoning district.



Zoning and Land Use Information



Rezoning

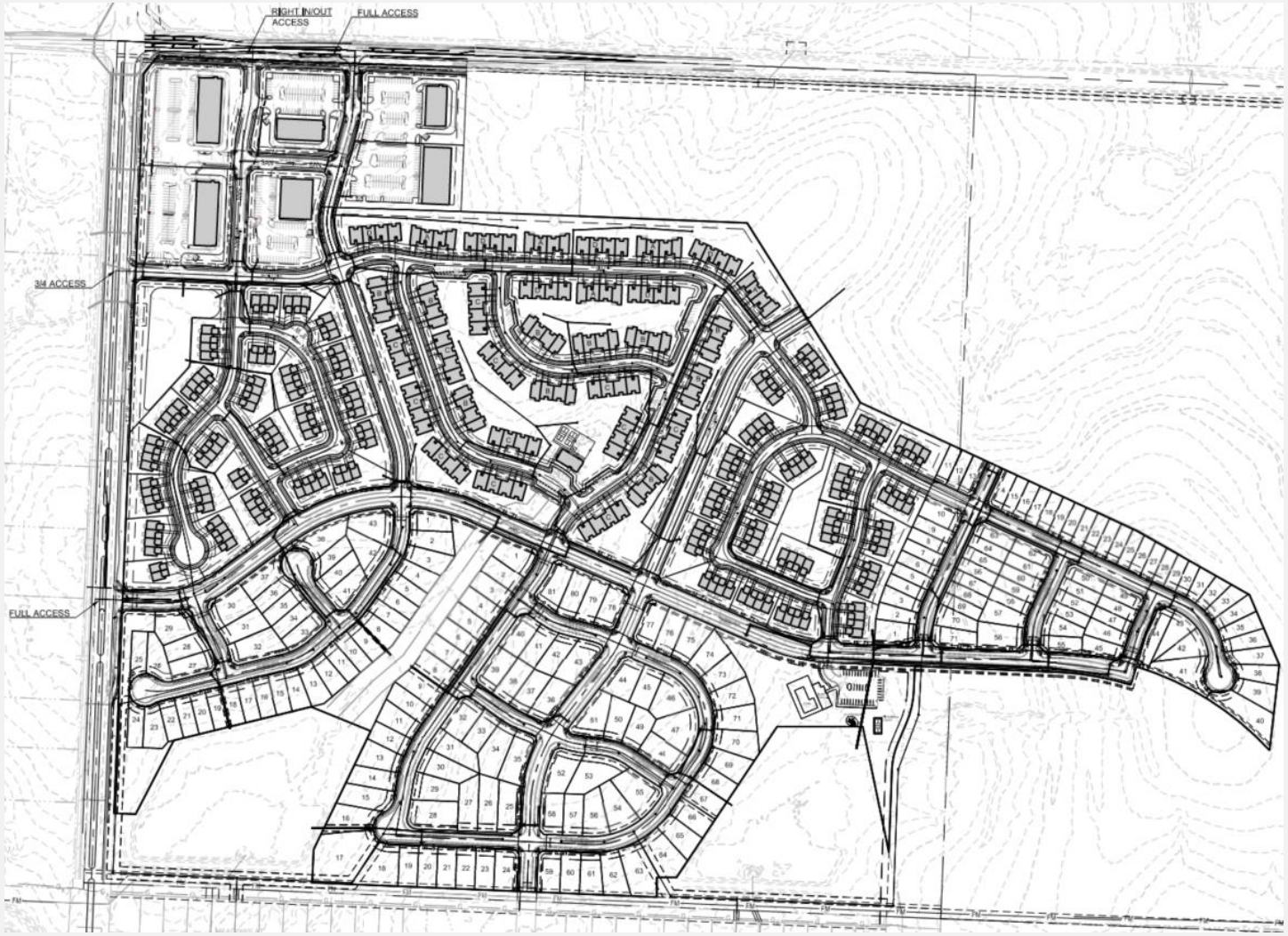


- RP-1 (Planned Single-family)
  - 44.19 acres (in yellow)
- RP-4 (Planned Apartment)
  - 70.89 acres (in orange)
- CP-2 (Planned Community Commercial)
  - 15.97 acres (in red)

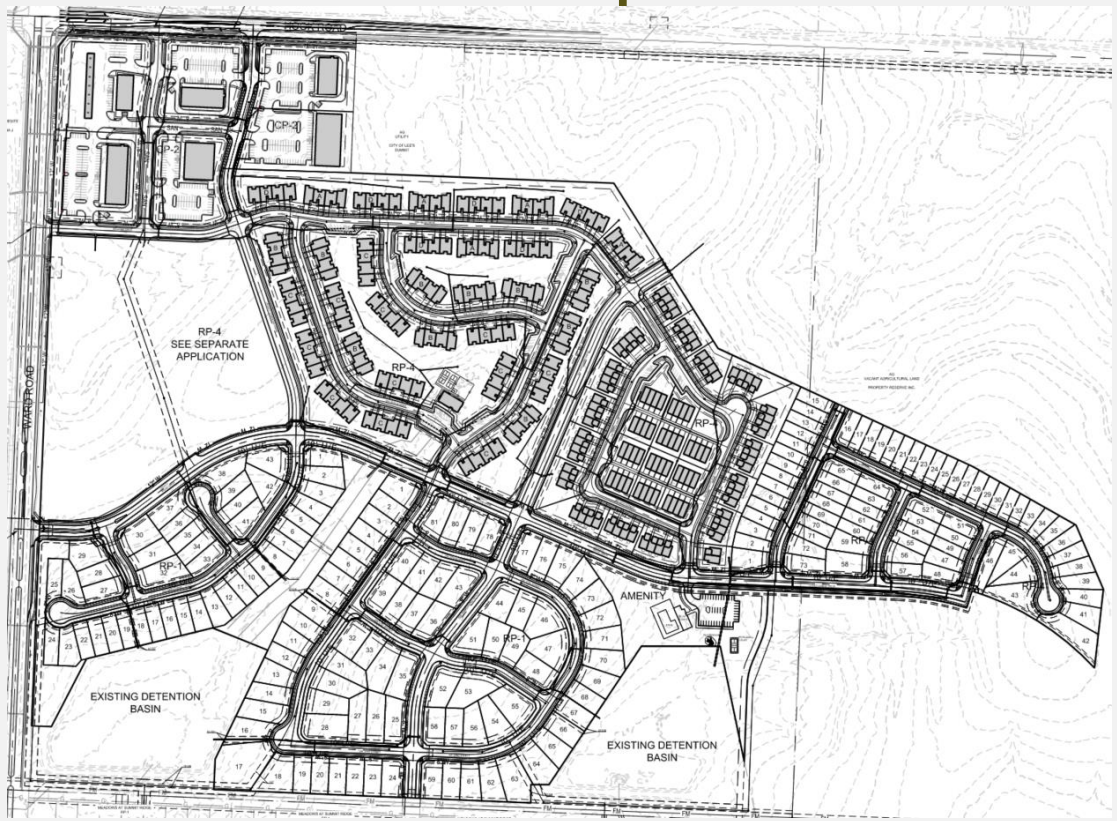
Site Plan

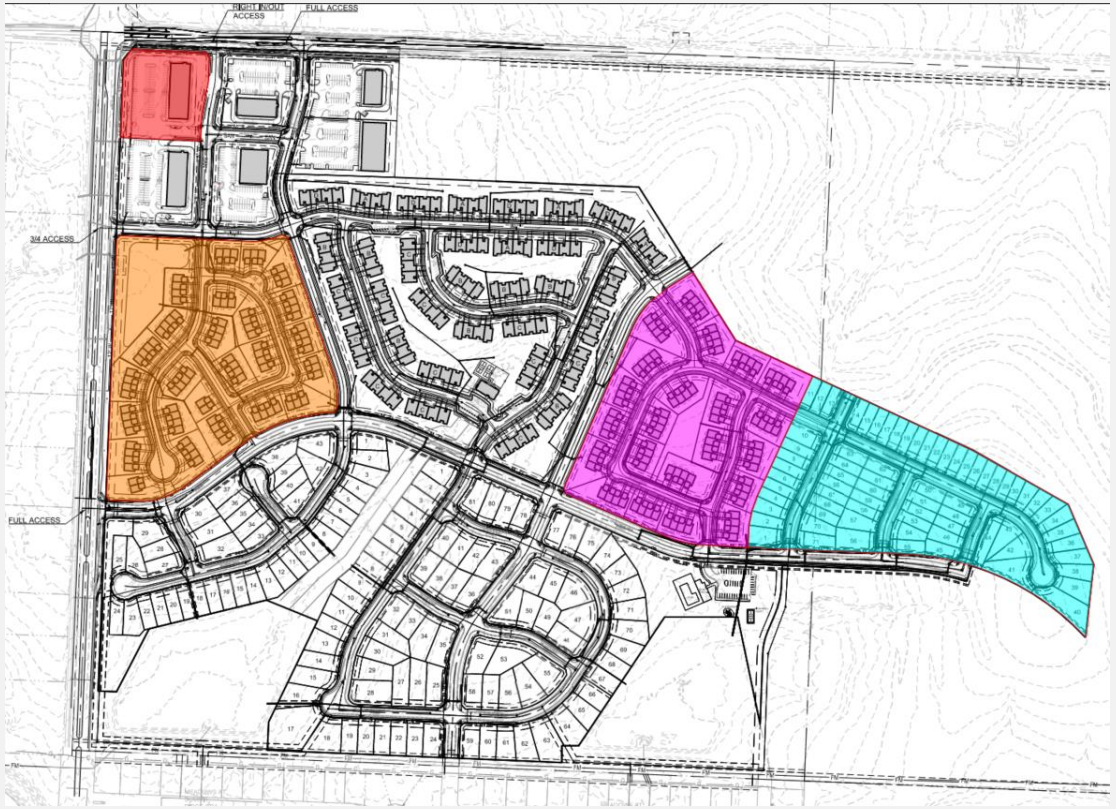
Overview

- Approx. 131 acres
- 505 total dwelling units
  - 195 single-family detached
  - 132 single-family attached
  - 178 townhome units
- 4.6 units/acre – overall residential density
- 73,504 sq. ft. – commercial



Site Plan - Comparison





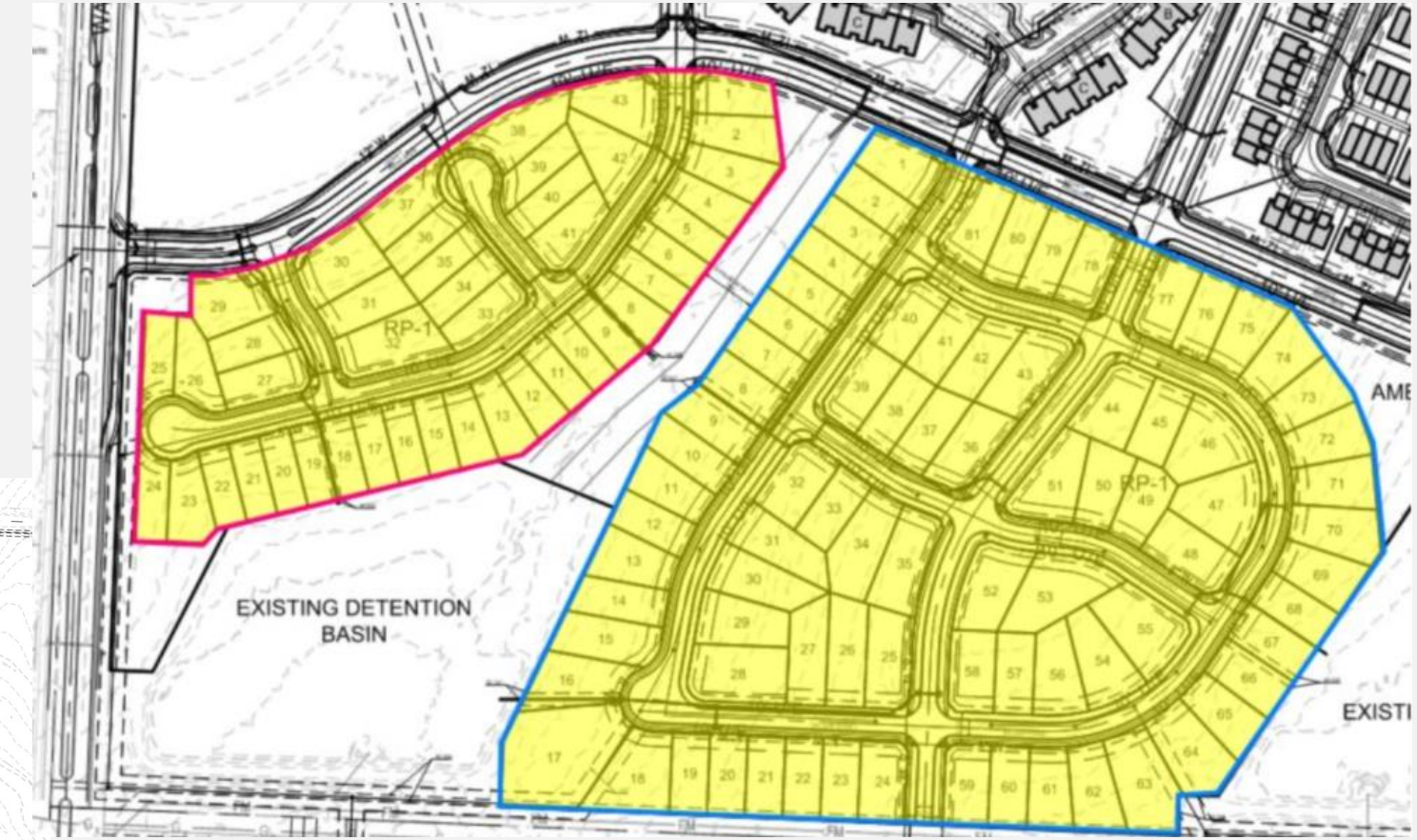
Changes

- Replace apartments with townhomes (orange area)
- Reduce dwelling units from 738 to 505 dwelling units
- Decrease residential density from 5.6 u/a to 4.6 u/a
- Replace C-store/gas station with multi-tenant commercial bldg. (red area)
- Increase commercial from 66,054 sq. ft. to 73,504 sq.

Preliminary Development Plan

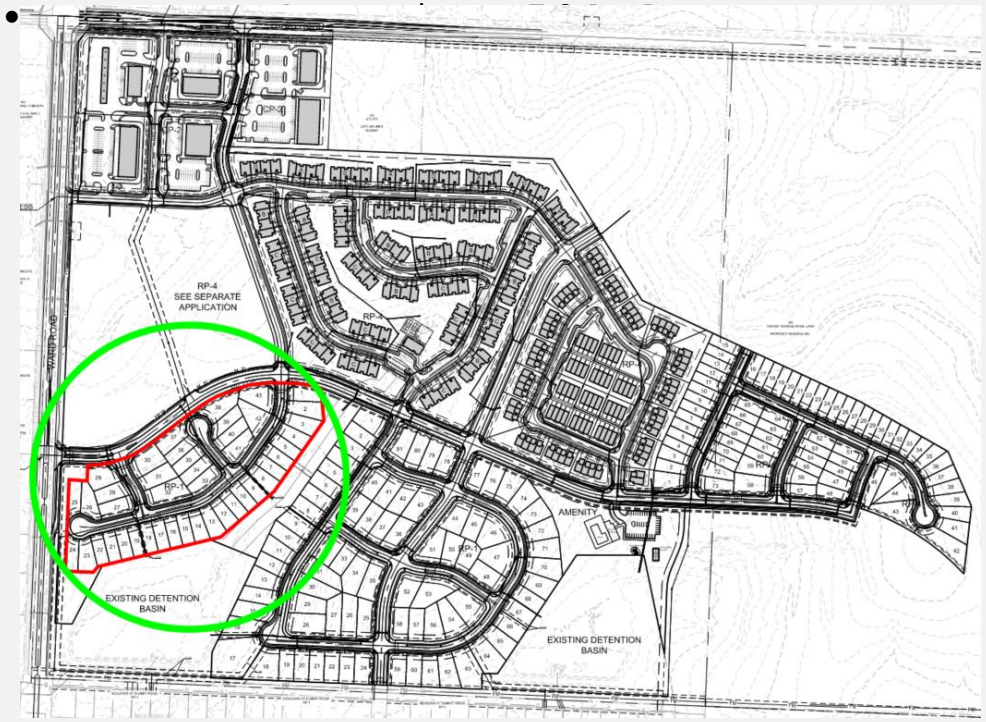
RP-1 Area

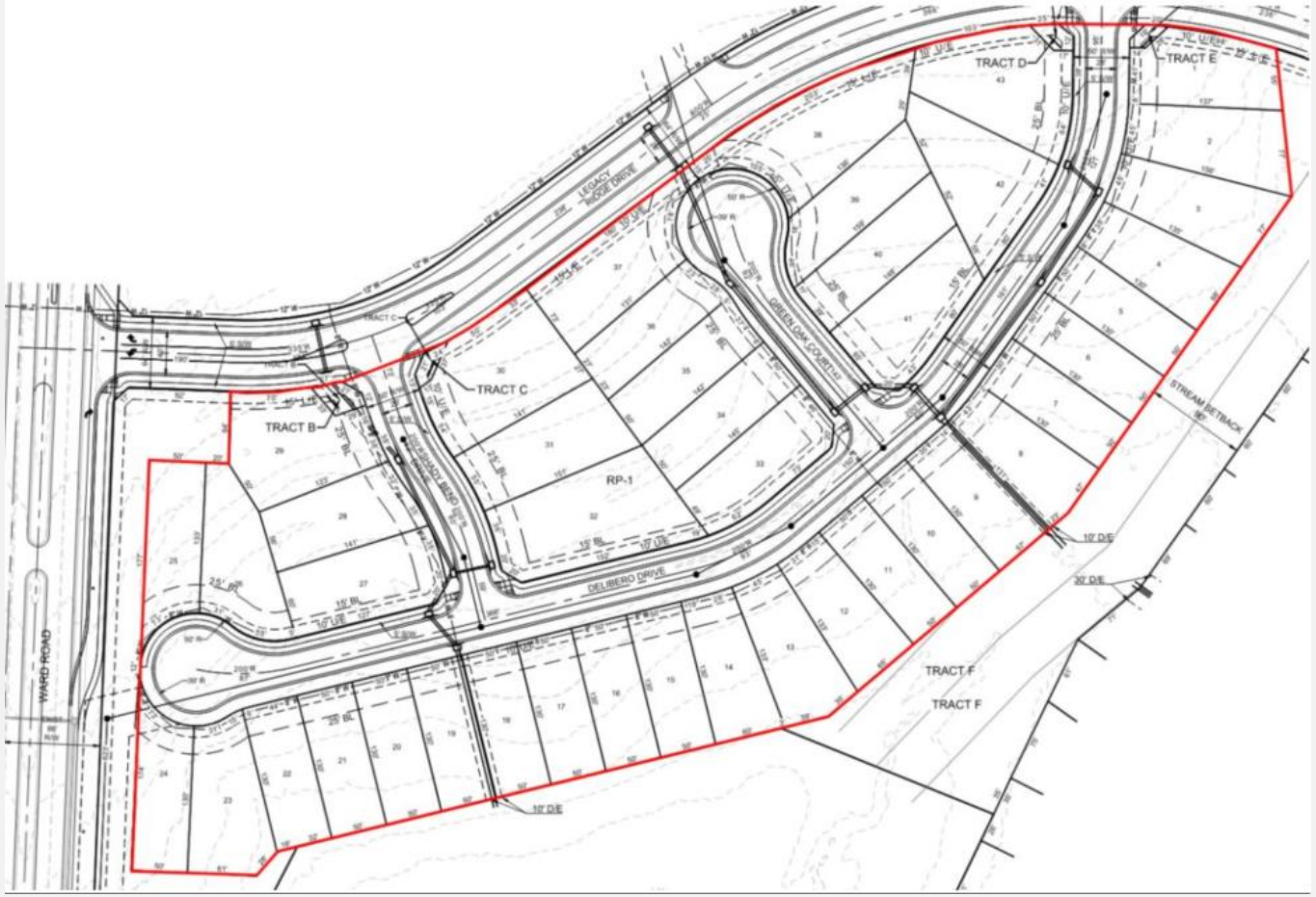
- 44.19 acres
- 124 total lots – detached single-family
  - 50’ x 120’ lots – 43 lots
  - 60’ x 125’ lots – 81 lots
- 3.1 units/acre



Modifications

Min. Lot Size (RP-1)

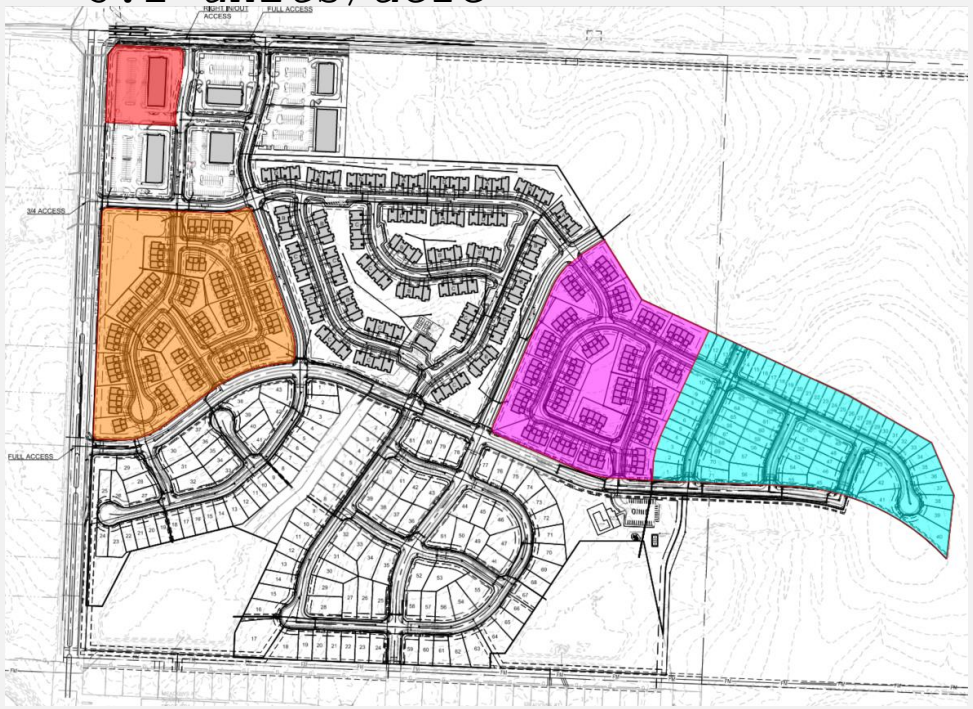
- Required – Min. 60’ lot width; and min. 6,600 sq. ft. lot area
- 

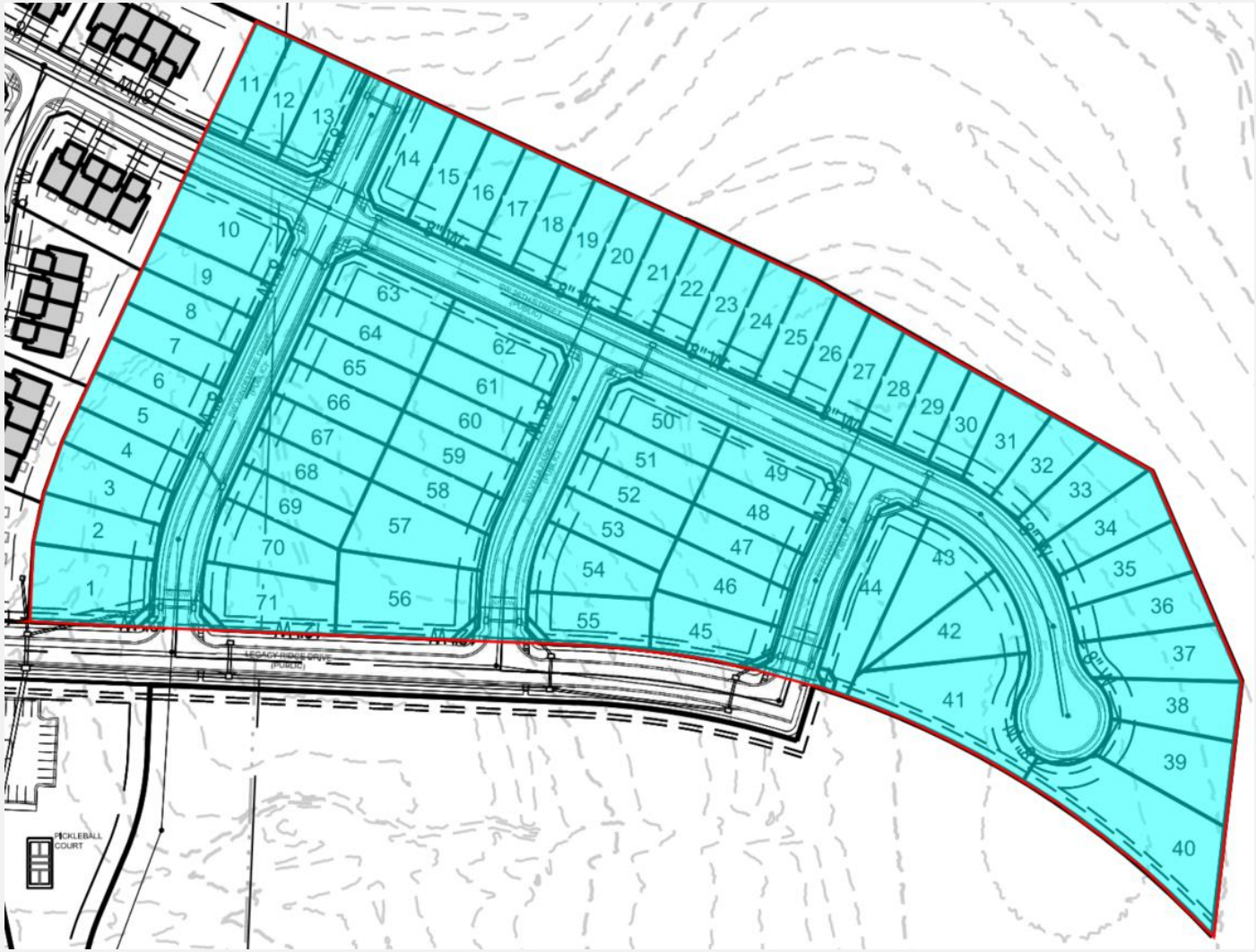


Preliminary Development Plan

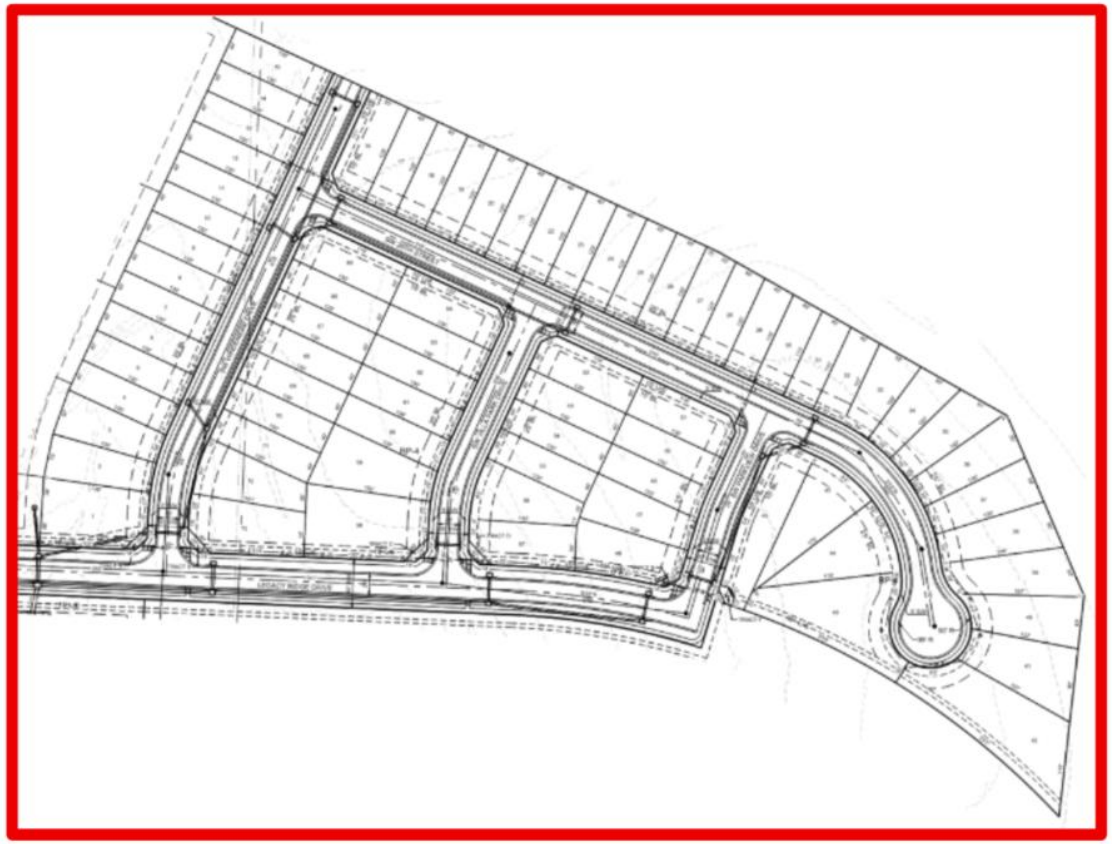
RP-4 Area

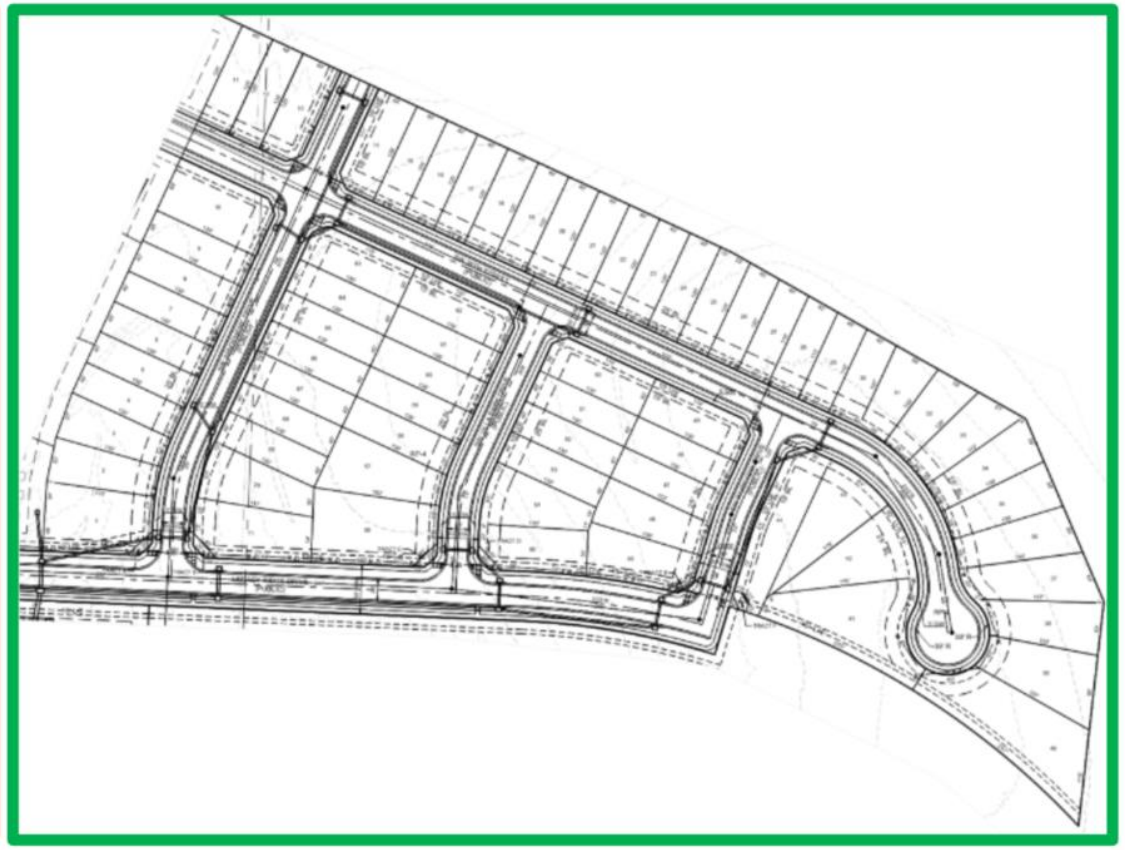
- 13.53 acres
- 71 lots – detached single-family
  - 40’ x 105’ lots
- 5.2 units/acre





Preliminary Development Plan



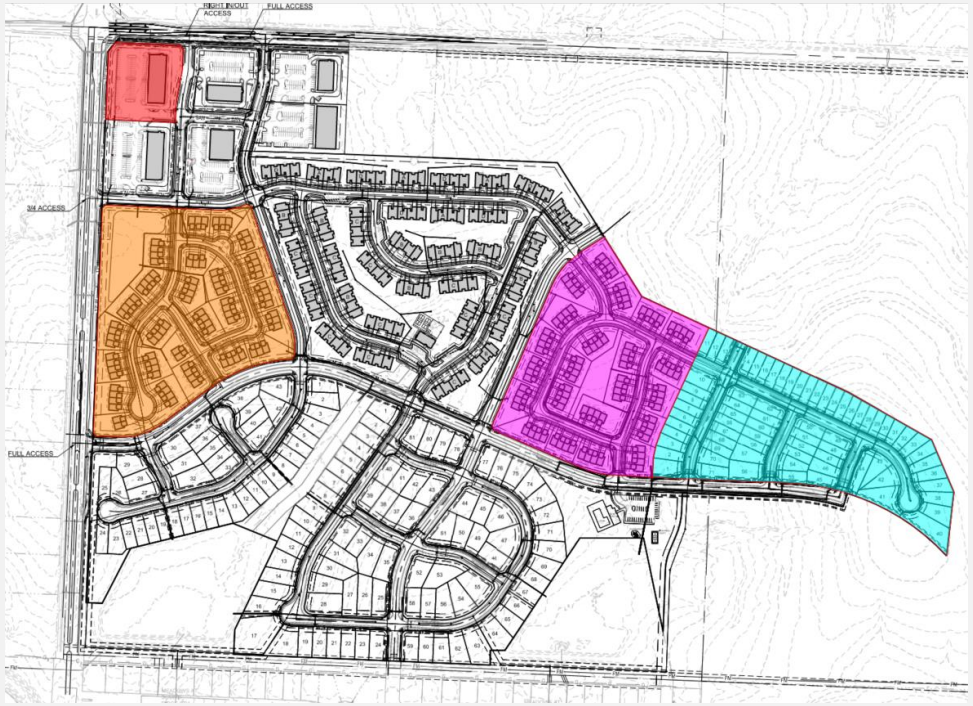


	Density	Dwelling Units
RP-4 District Standard	12 units/acre (max) for non-apartment residential; or 24 units/acre (max) for apartments only	-
Original Plan	5.4 units/acre (detached single-family residential)	73
Revised Plan	5.2 units/acre (townhomes)	71

Preliminary Development Plan

RP-4 Area

- 13.43 acres
- 22 lots – townhomes
- 88 dwelling units
- 6.6 units/acre



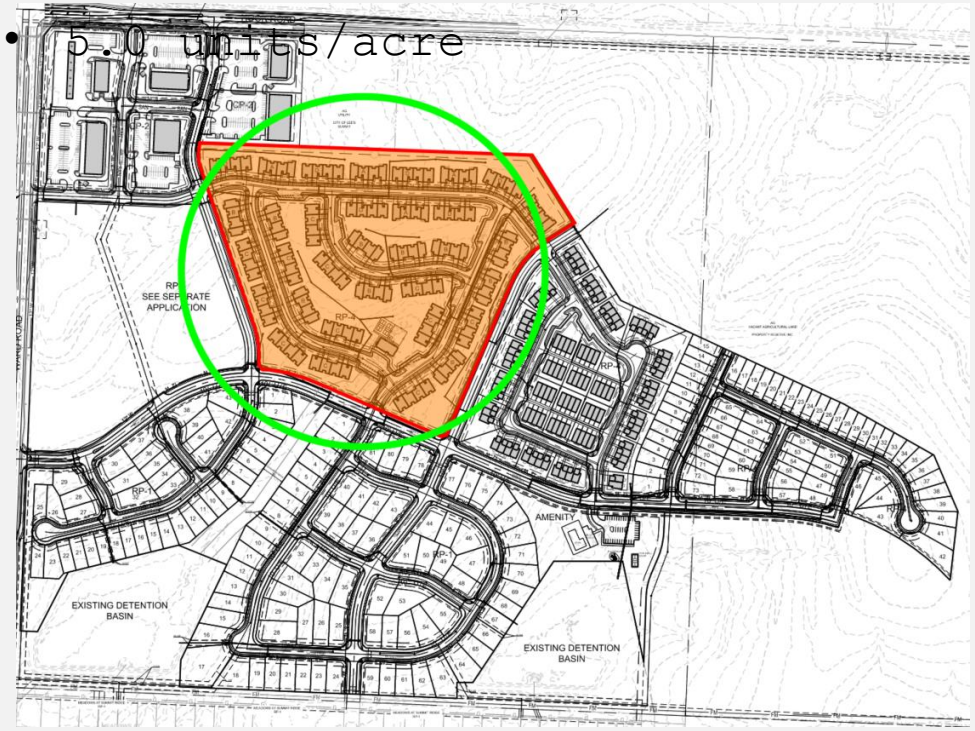
Preliminary Development Plan

	Density	Dwelling Units
RP-4 District Standard	12 units/acre (max) for non-apartment residential; or 24 units/acre (max) for apartments only	-
Original Plan	8.1 units/acre (apartments)	109
Revised Plan	6.6 units/acre (townhomes)	88

Preliminary Development Plan

RP-4 Area

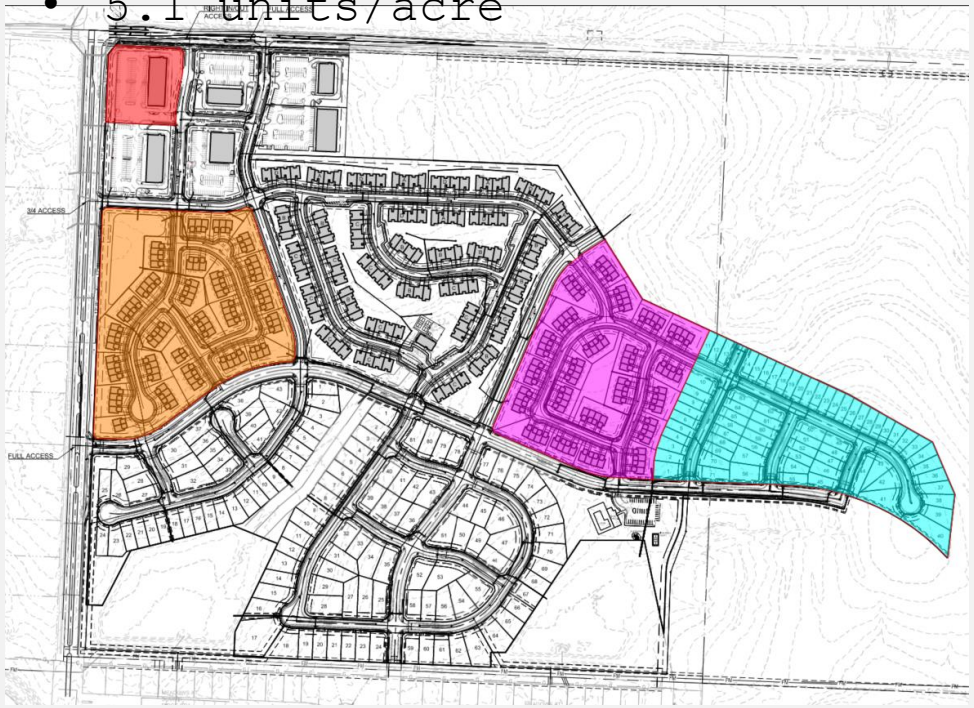
- 26.26 acres
- 5 lots – attached single-family
- 132 dwelling units
- 5.0 units/acre

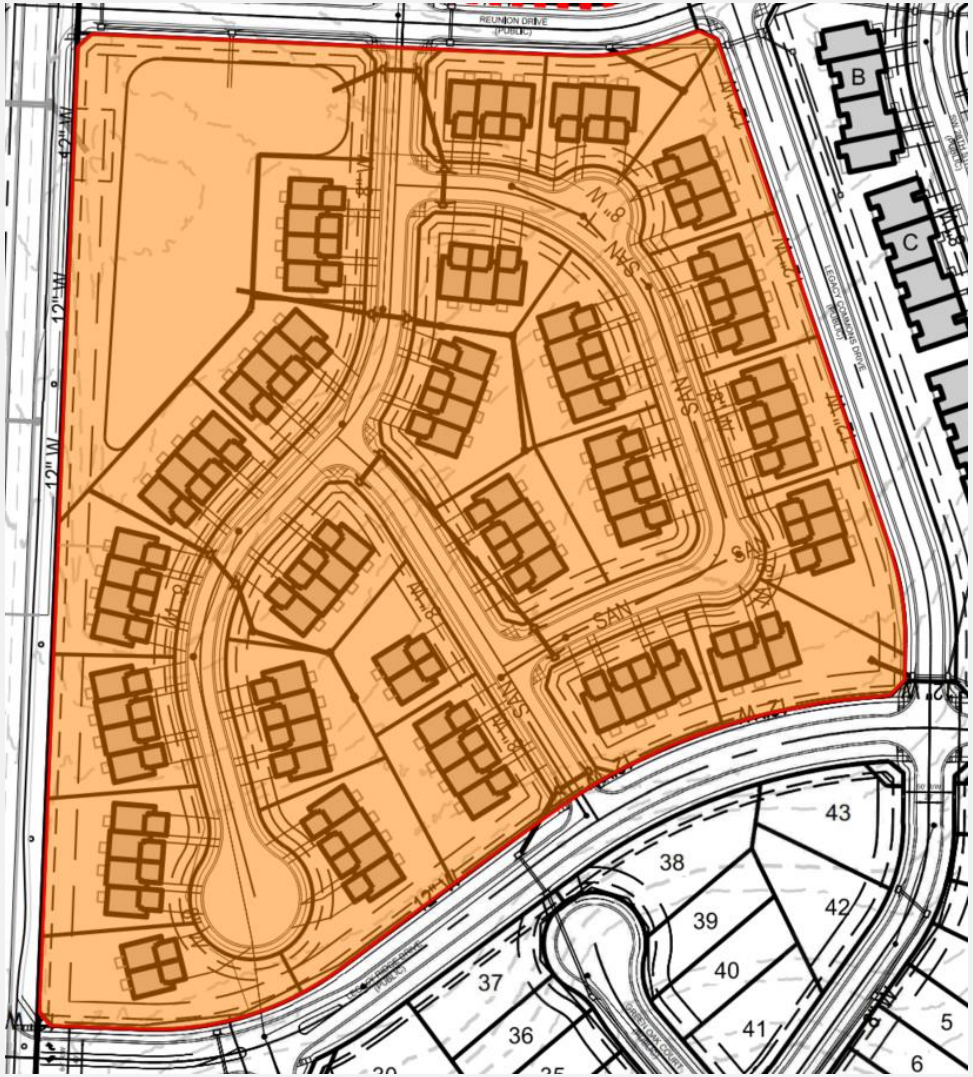


Preliminary Development Plan

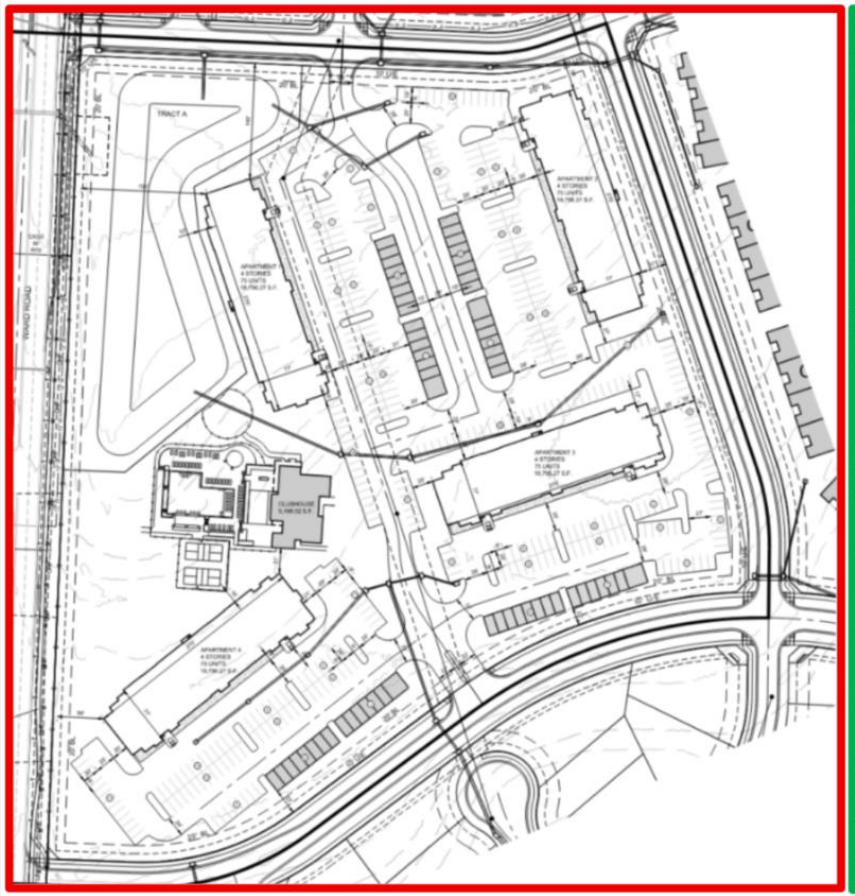
RP-4 Area

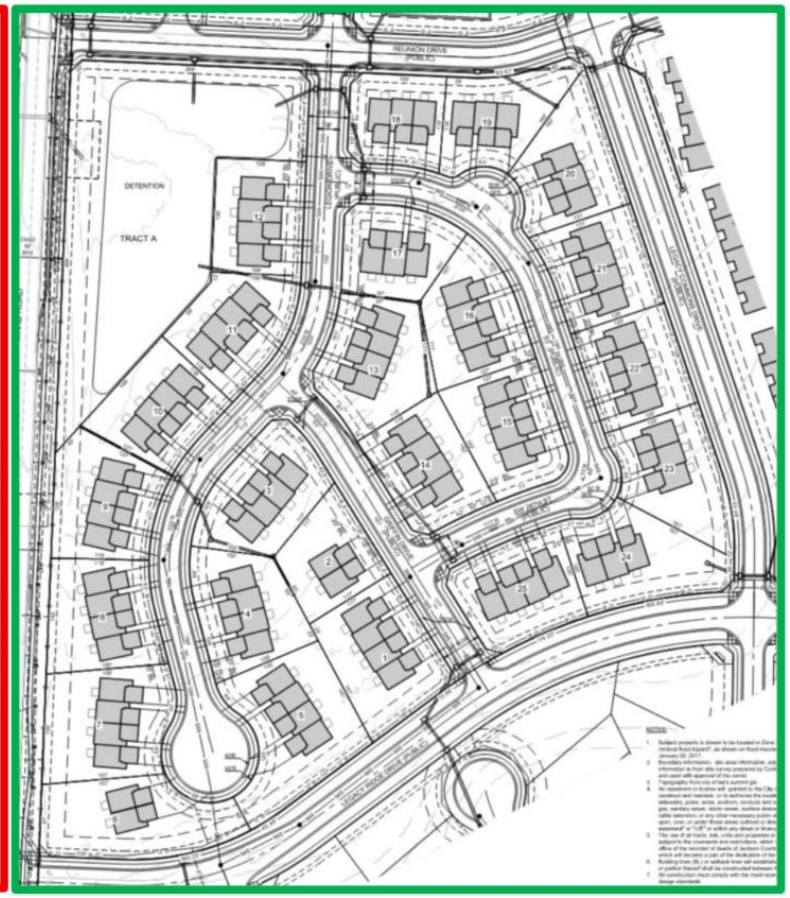
- 17.68 acres
- 25 lots – attached single-family
- 90 dwelling units
- 5.1 units/acre





Preliminary Development Plan



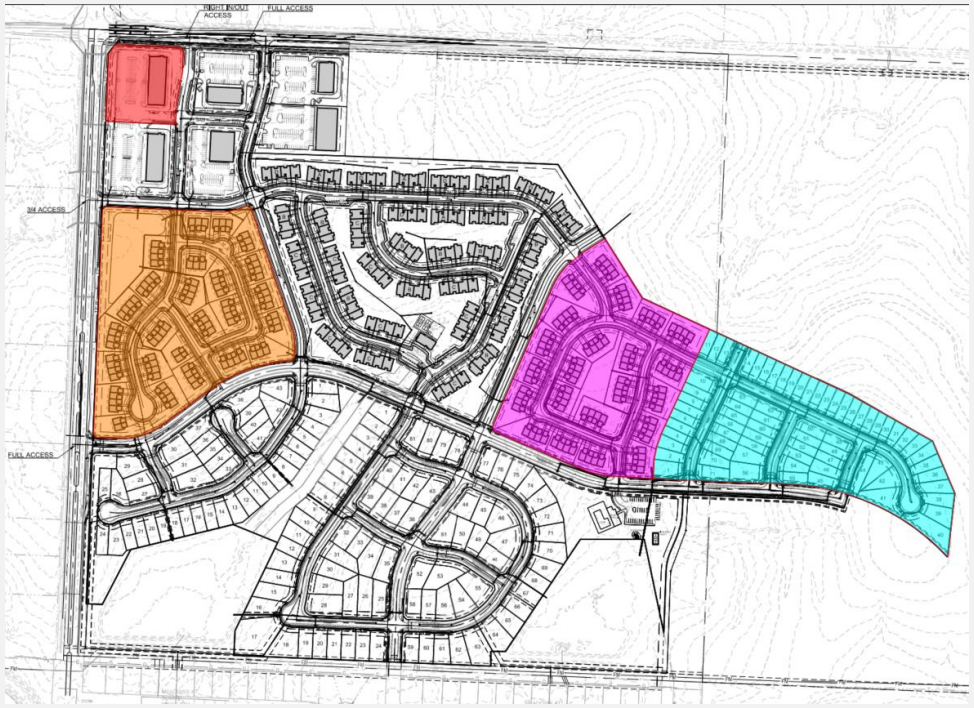


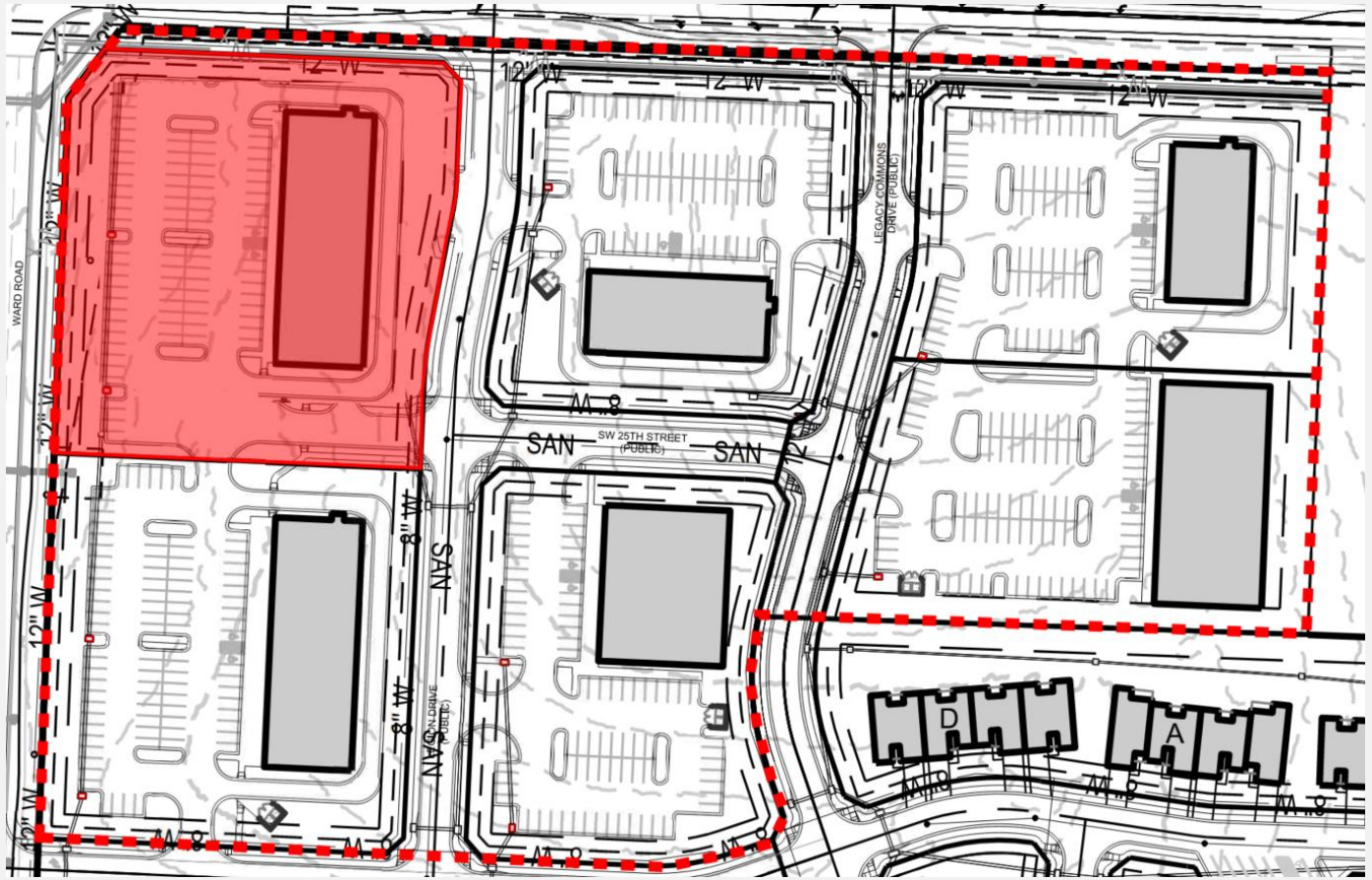
	Density	Dwelling Units
RP-4 District Standard	12 units/acre (max) for non-apartment residential; or 24 units/acre (max) for apartments only	-
Original Plan	17.0 units/acre (apartments)	300
Revised Plan	5.1 units/acre (townhomes)	90

Preliminary Development Plan

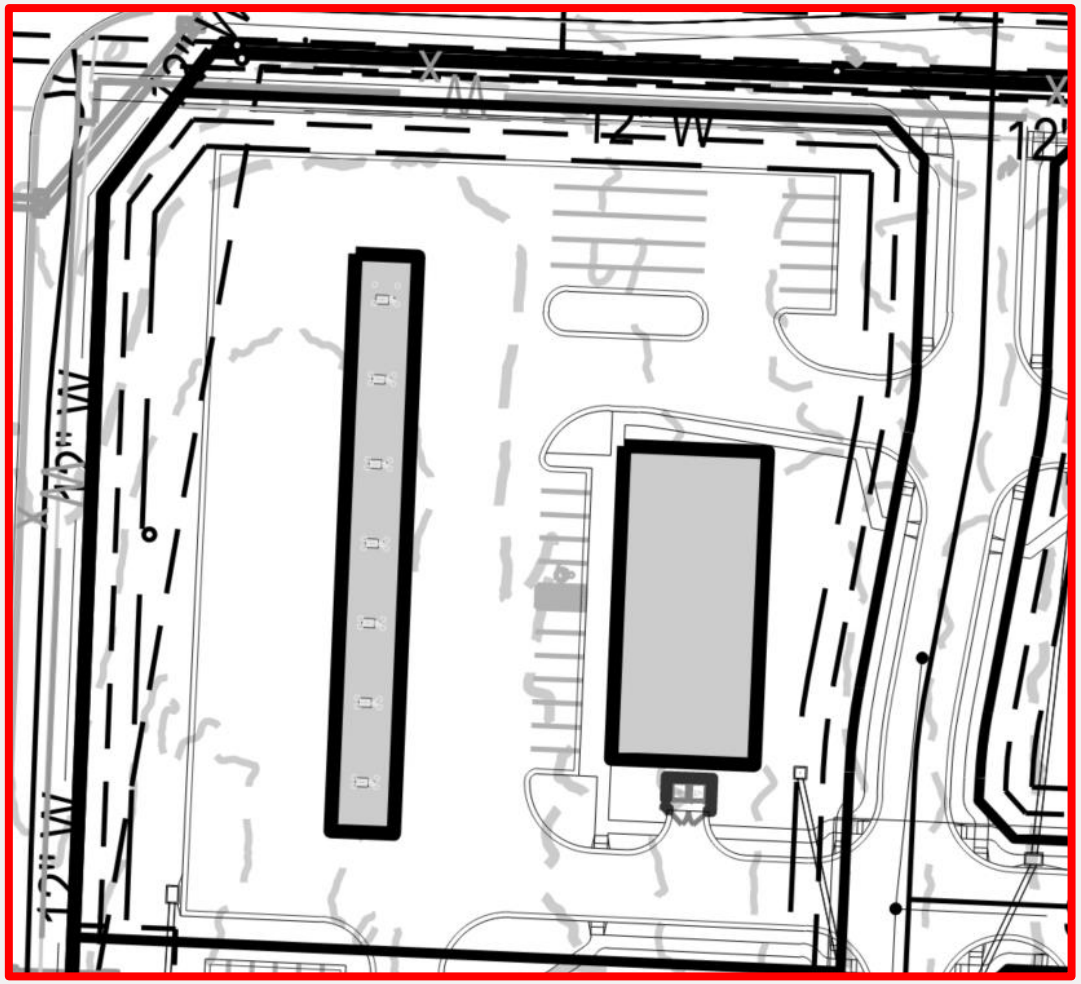
CP-2 Area

- 15.97 acres
- 6 lots – commercial
- 73,504 total sq. ft.
- 0.11 overall FAR

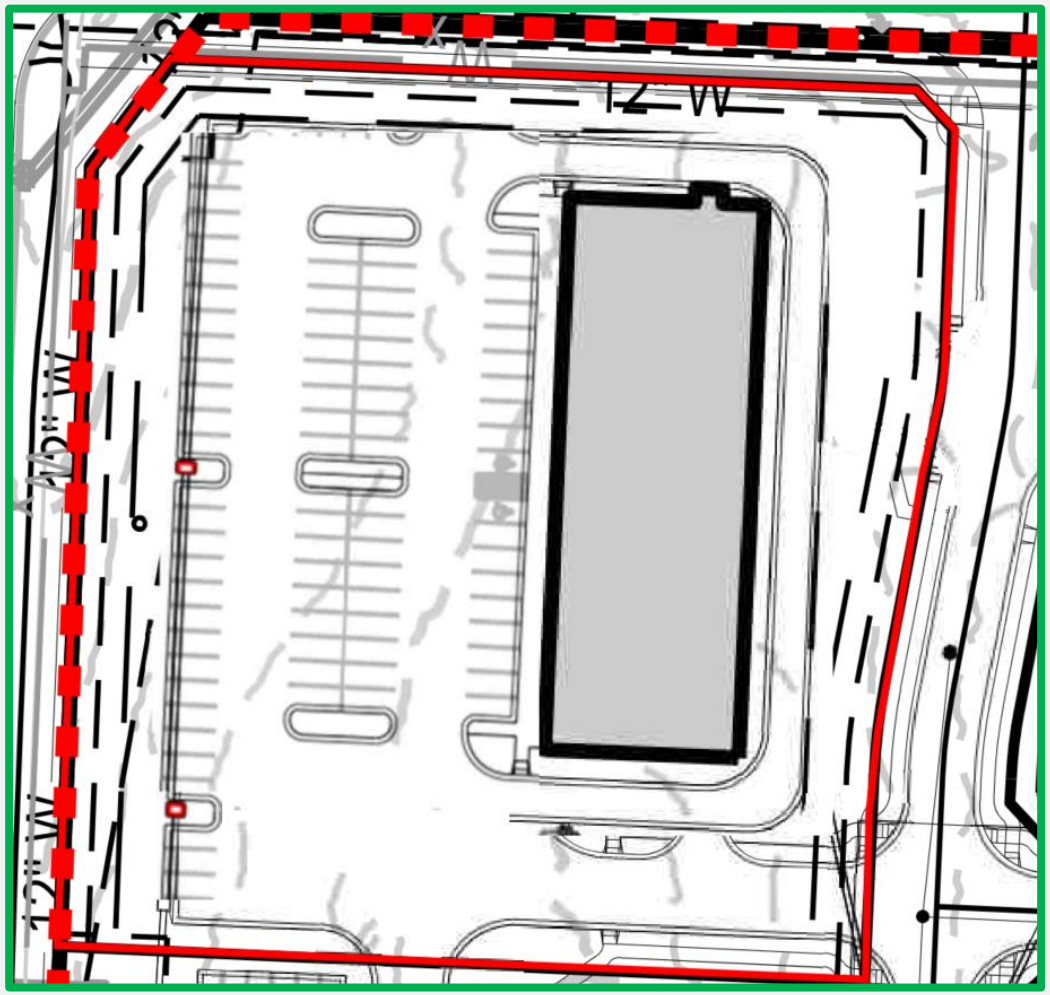




Preliminary Development Plan

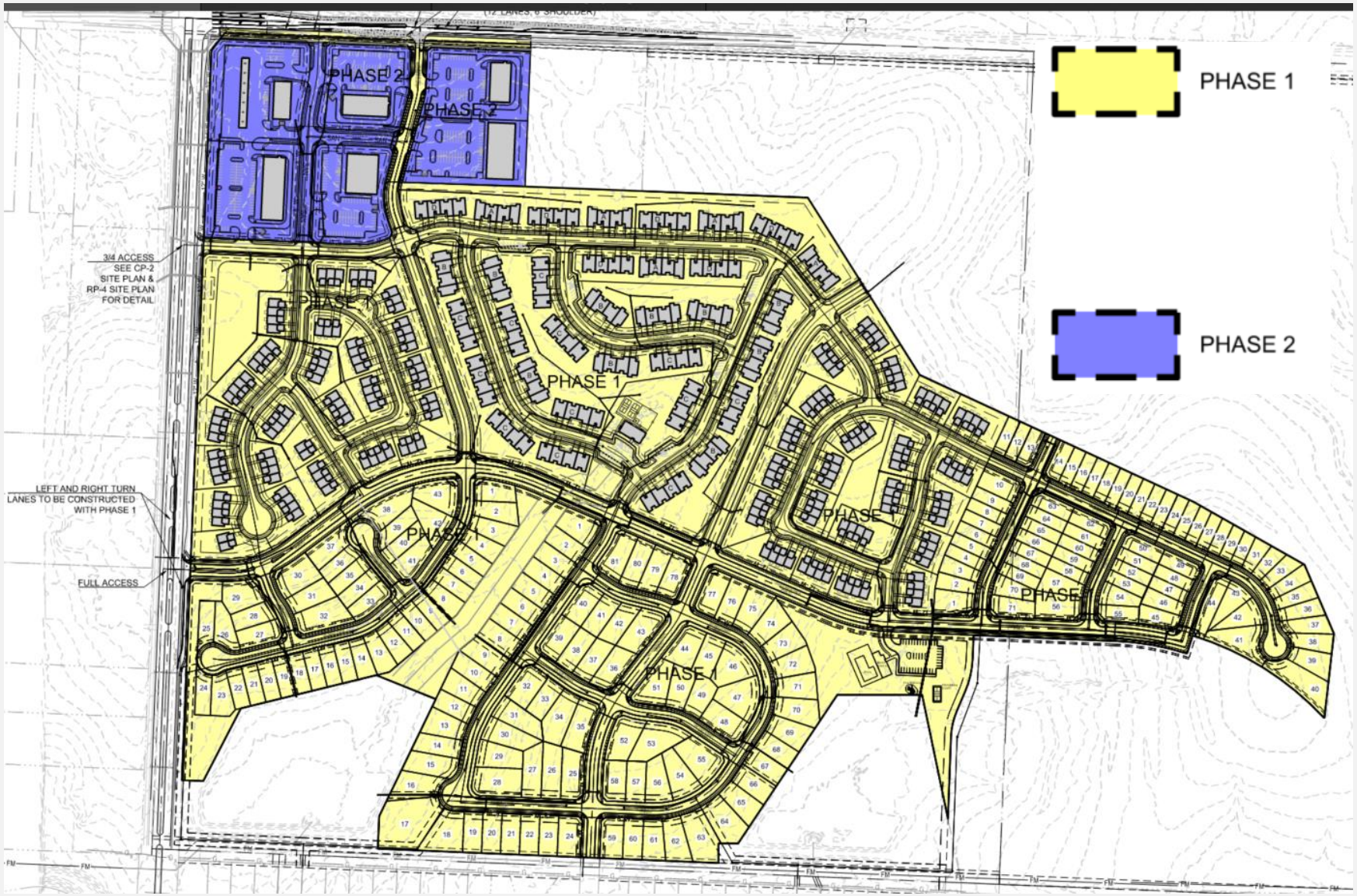


6,600 sq. ft. C-store/gas station (Lot 1)



14,050 sq. ft. multi-tenant commercial bldg. (Lot 1)

Phasing Plan



Building Elevations - Residential

Material Palette:

- Brick

- CMU
- Stone
- Fiber cement panel

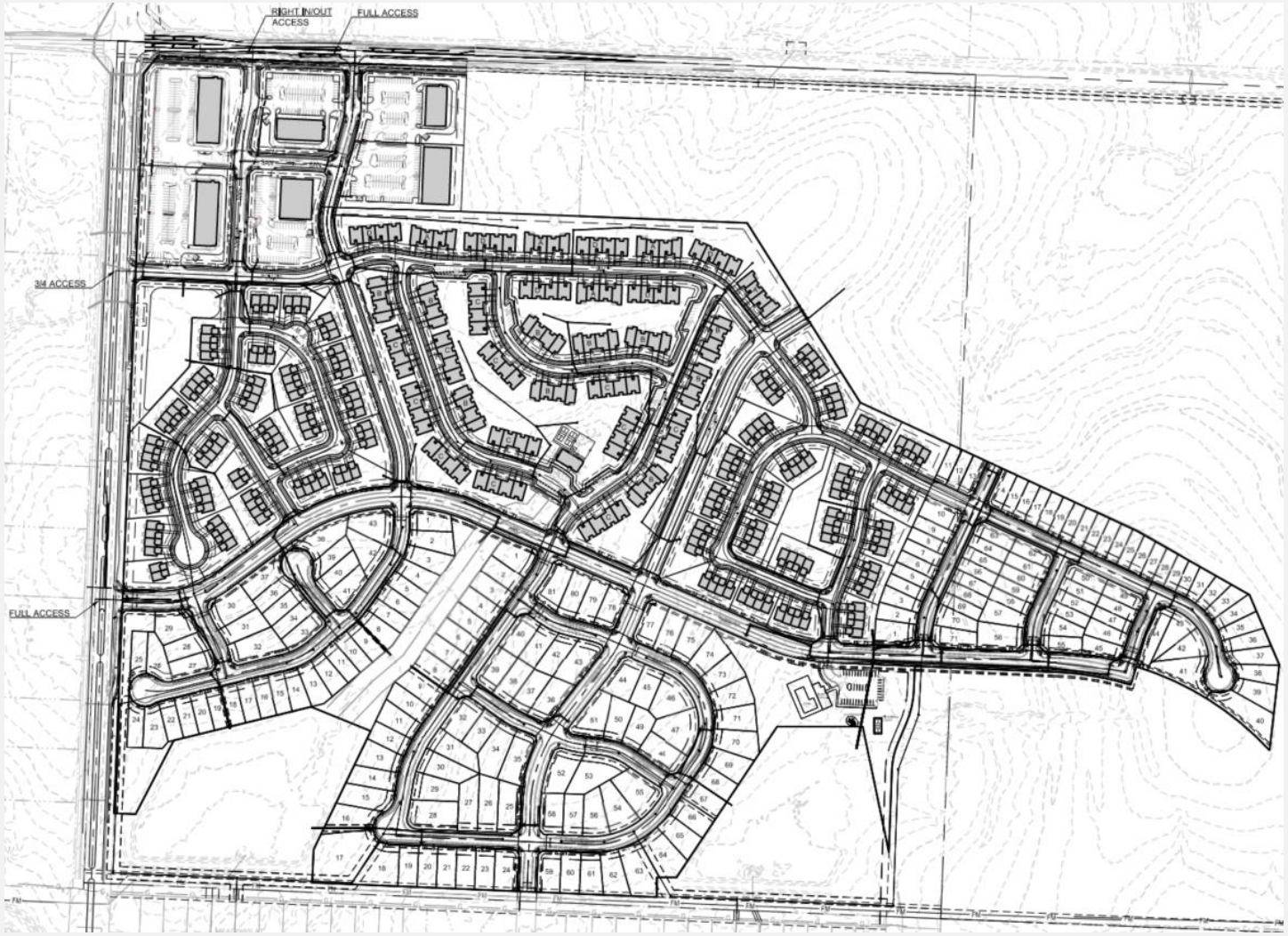
Building Elevations - Commercial

Material Palette:

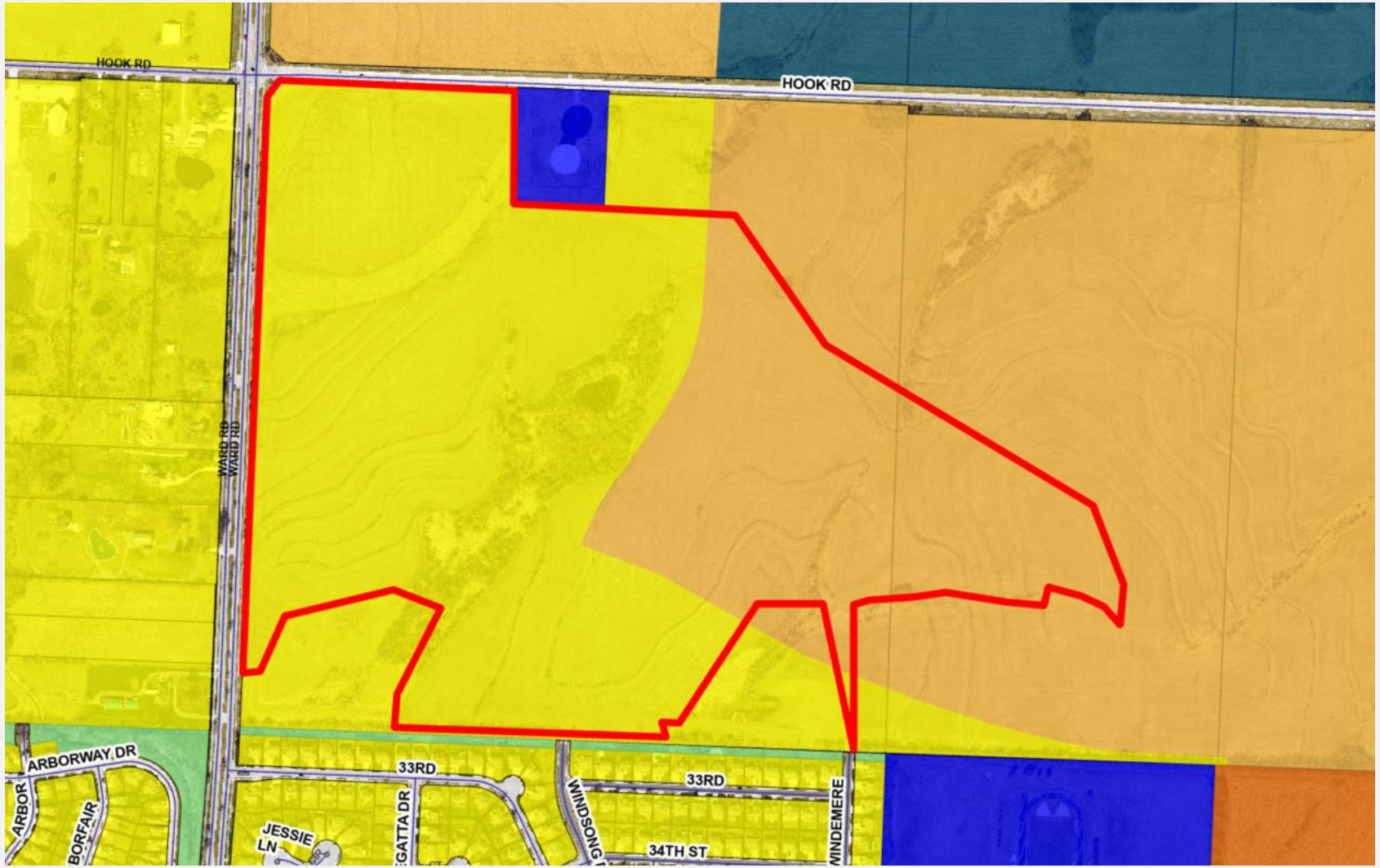
- Brick
- Stone
- EIFS
- Stucco
- Wood composite

Road Improvements

- **Phase 1 (Residential)**
  - Construction of additional turn lanes along SW Hook Rd.
  - Construction of additional turn lanes along SW Ward Rd.
  - Update signal timing along SW Ward Rd at SW Hook Rd and SW Titan Xing.
  - Possible intersection widening.
- **Phase 2 (Commercial)**
  - Improve SW Hook Rd to full urban standard.
  - Construction of additional turn lanes along SW Hook Rd.
  - Construction of additional turn lanes along SW Ward Rd.
  - Update signal timing along SW Ward Rd at SW Hook Rd and SW Titan Xing.
  - **Staff does not support**



Ignite! Comprehensive Plan



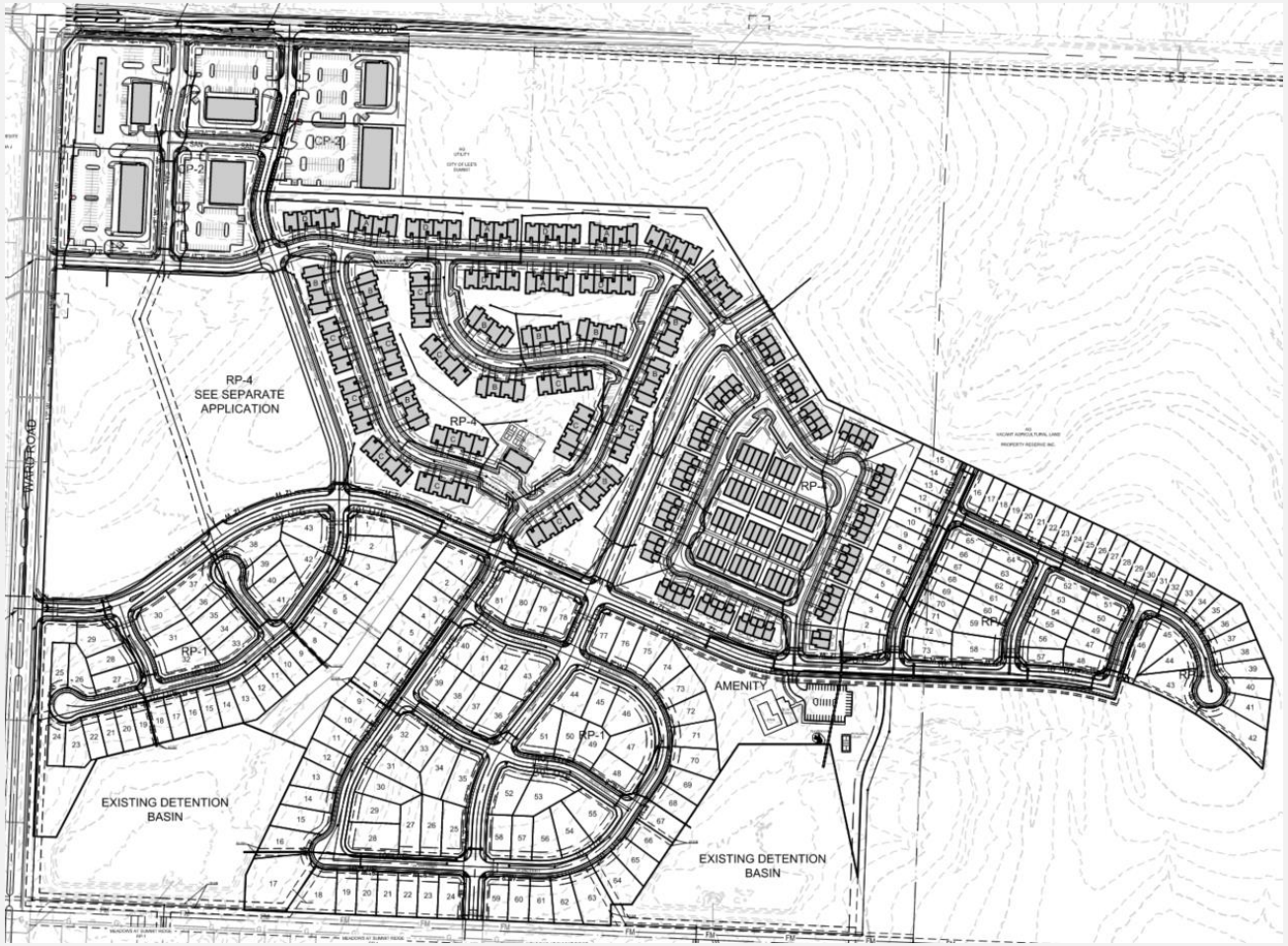
- Activity Center Downtown
- Activity Center New Longview
- Activity Center North PRI
- Activity Center South PRI
- Activity Center Summit
- Airport
- Civic
- Commercial
- Industrial
- Infrastructure
- Mixed Use
- Office
- Parks/Open Space
- Residential 1
- Residential 2
- Residential 3
- Water Bodies

Application Information

Neighborhood meeting held on November 10, 2025.

Topics of discussion included:

- Characteristics of the proposed residential development (e.g. size, price, rental v. for sale, etc.)
- Streets/traffic and related improvements;
- Stormwater; and
- Phasing and project timeline..



Approval Conditions

1. A modification shall be granted to the minimum lot size requirements for the RP-1 zoning district, to allow a minimum 50′ lot width and minimum 6,500 sq. ft. lot area for the "Single Family 50′ Lots Plat" area as depicted on the preliminary development plan revision dated January 28, 2026.
2. **A modification shall be granted to the minimum lot size requirements for the RP-3 zoning district, to allow varying lot widths and minimum 3,640 sq. ft. lot area per dwelling unit for the "Townhome" site areas as depicted on the preliminary development plan revision dated January 28, 2026. *(added by staff)***
3. Rezoning from AG to RP-1, ~~**RP-4**~~ **RP-3** and CP-2 shall be in accordance with the rezoning exhibit dated January 28, 2026. ***(amended by the Planning Commission)***
4. Development shall be in accordance with the revised preliminary development plan dated January 28, 2026, **and revised preliminary development plan sheet (Sheet C1.1) uploaded February 25, 2026.**
5. Building architecture and material palette shall be consistent with the Legacy Ridge Architectural Design Book uploaded December 9, 2025.
6. Road improvements shall be constructed as recommended in the revised Transportation Impact Analysis conducted by staff dated February 11, 2026.
7. **An updated traffic study reflecting transition from C-store with fuel sales to multi-tenant commercial building on Lot 1 of the proposed commercial area shall be submitted at the time of final development plan application submittal. All recommended road improvements identified in the updated traffic study shall be reviewed by City Staff for concurrence. Construction of all required road improvements identified by the City shall be substantially complete prior to the**

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