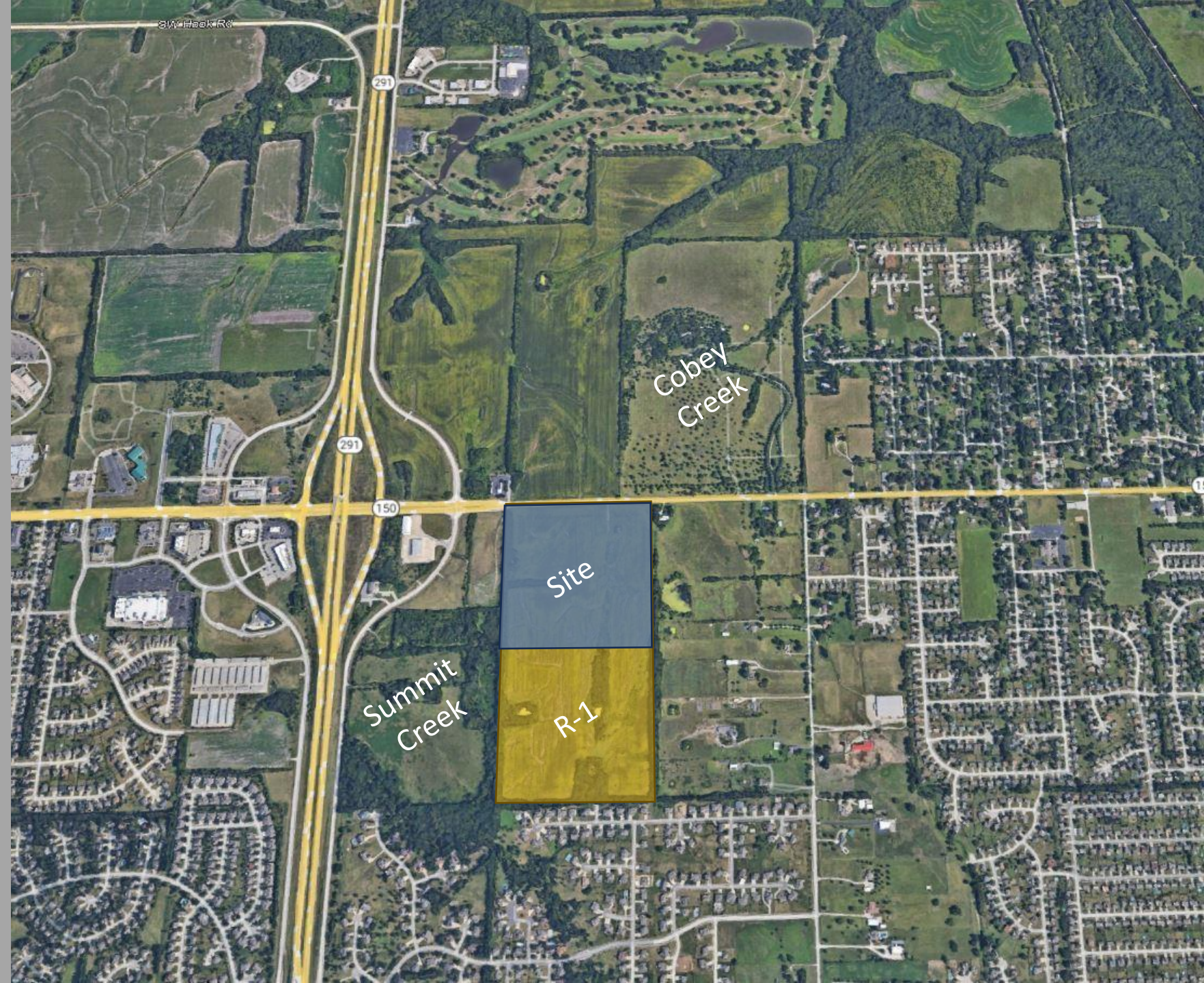


Ovation  
Application PL2024-025  
Rezoning and Preliminary  
Development Plan  
City Council  
February 4, 2025







50+ Years of Development  
-Commercial / Industrial  
Lakewood Business Park  
Town Centre Logistics  
I-470 Business and Tech  
-Residential For Sale & For Rent



\$429,900 - \$499,900

## Eagles Ridge

Single Family Residential For Sale  
Blue Springs, MO



Contact Us

City of Blue Springs

## Windsor

Residential Lots For Sale  
Lee's Summit, MO

Many lots back up to Legacy Park providing amenities such as walking trails, indoor basketball courts, an indoor pool, lakes and several others!



Contact Us

City of Lee's Summit



\$200,000 - \$300,000

## Edgewood Villas

Single Family Residential For Sale  
Oak Grove, MO



Contact Us

City of Oak Grove



\$324,900 - \$364,900



\$389,900 - \$469,900

## Woodbury Estates

Single Family Residential For Sale  
Grain Valley, MO



Contact Us

City of Grain Valley



\$334,900 - \$369,900

## Oaks of Edgewood

Single Family Residential For Sale  
Oak Grove, MO



Contact Us

City of Oak Grove



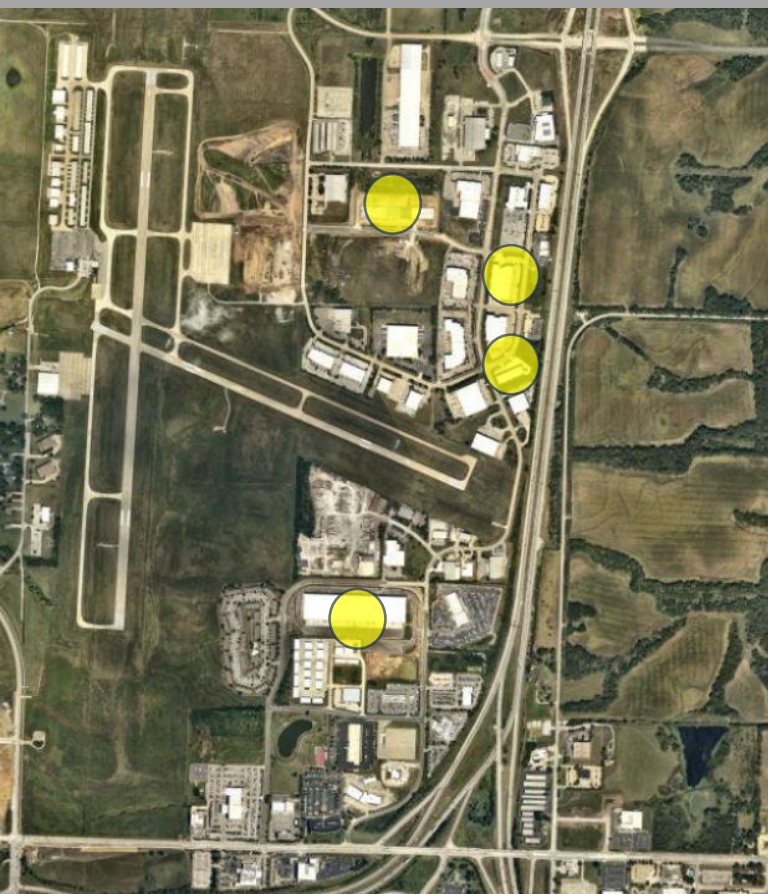
- Largest home builder by permits 2022, 2<sup>nd</sup> in 2023
- Top 50 growing companies
- 24<sup>th</sup> largest family-owned business
- 9<sup>th</sup> largest construction project in the metro. PARK169 \$250 Million

Community	City	Aprox. Number of Homes	Single Family or Multi Family	Owner Occupied or Rental	Home Value / Lease	Single or Multiple Builders
Woodbury	Grain Valley	300	Single Family	Owner Occupied	\$450,000-\$600,000	Multiple
Eagles Ridge	Blue Springs	200	Single Family	Owner Occupied	\$450,000-\$600,000	Multiple
Eagles Crossing	Blue Springs	200	Multi-Family	Rental	\$1600 mo	NA
Eagle Ridge	Grain Valley	90	Single Family	Owner Occupied	\$325,000-\$400,000	Single
Eagle Ridge	Grain Valley	75	Single Family	Rental	\$2,600 mo	Single
Autumn Ridge	Belton	150	Single Family	Owner Occupied	\$325,000-\$400,000	Single
Autumn Ridge	Belton	120	Single Family	Rental	\$2,600 mo	NA
Madison Valley	Raymore	100	Single Family	Owner Occupied	\$325,000-\$400,000	Single
Stone Creek	Blue Springs	25	Single Family	Owner Occupied	\$450,000-\$600,000	Multiple
Parkway Estates	Blue Springs	200	Single Family	Owner Occupied	\$450,000-\$600,000	Multiple
Windsor Estates	Lees Summit	50	Single Family	Owner Occupied	\$750,000-\$2,000,000	Multiple
Oaks of Edgewood	Oak Grove	300	Single Family	Owner Occupied	\$325,000-\$400,000	Single
Chapman Villas	Blue Springs	20	Single Family	Owner Occupied	\$375,000-\$425,000	Single
Glen Eagle	Kanas City Kansas	100	Single Family	Owner Occupied	\$375,000-\$425,000	Single

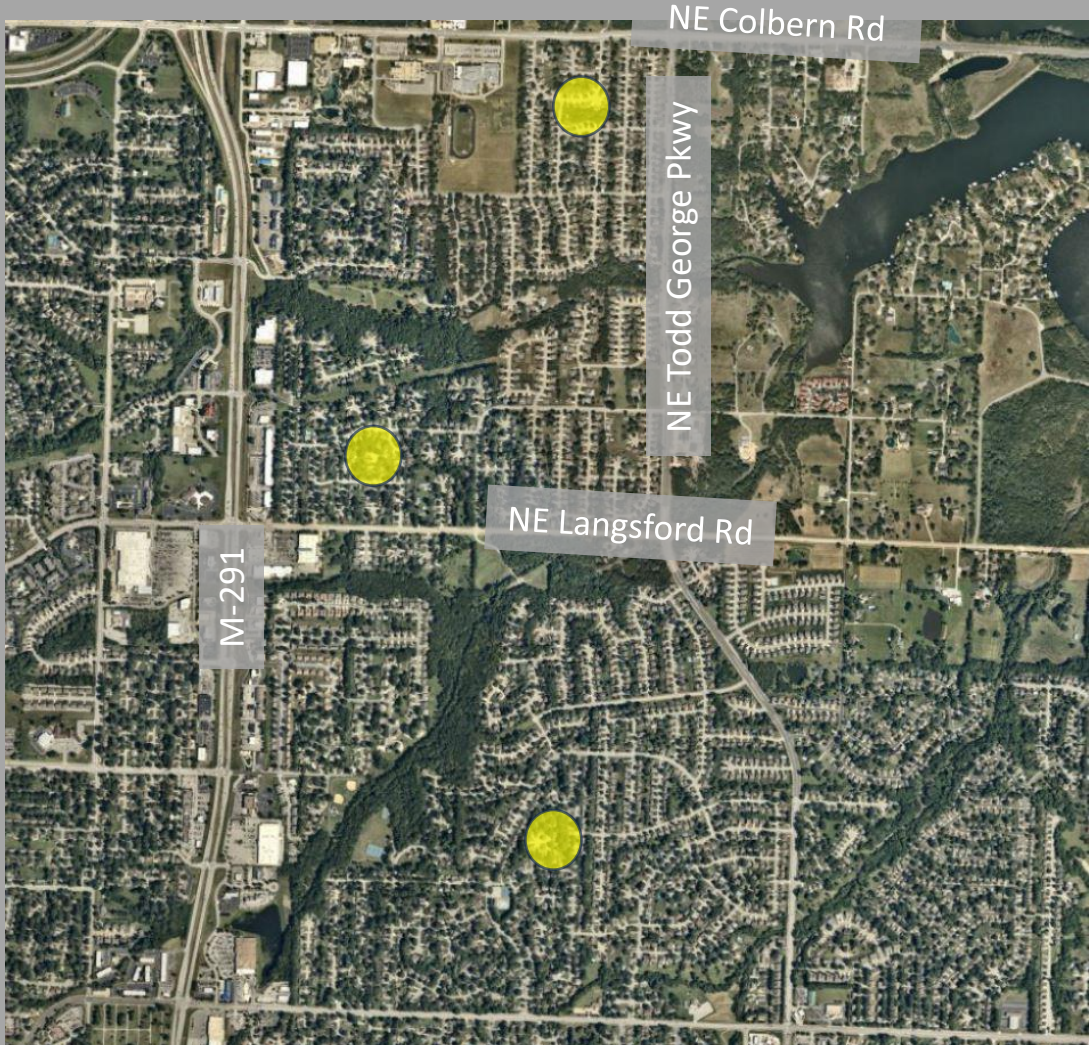




Oak Tree Farms - +250 Single Family - 1985  
Deerbrook - +300 Single Family, Retail strip Center, retail Pad - 1988  
Amber Hills - +150 Single Family - 1993



Savanah Square - Retail Strip - 1995  
Morningside - Office and Retail - 1999  
Summit Crest - Retail Strip - 2000  
Lee's Summit North Safety Storage - 1986  
Oldham Parkway Industrial - 1986  
Lee's Summit South Safety Storage - 1994  
Lee's Summit East Safety Storage - 2008  
Lakewood Business Park - 2014- Current  
Town Center 250 - Industrial - 2024





Walmart 

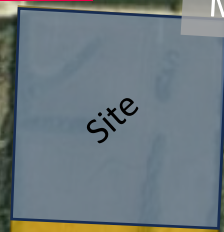


*LaMar's*  
Donuts & Coffee

Summit Creek  
184 Total Units  
20 Duplexes  
36 Quadplexes



M-150 Hwy



M-291 Hwy

Cobey Creek  
387 Total Units  
209 Single Family  
65 Duplexes  
12 Quadplexes

Elk Canyon Exteriors  
Impact Nutrition  
Dusty Shelf Farm





# Zoning Map

## Ovation Site

Site Area 40.07 Acres +/-

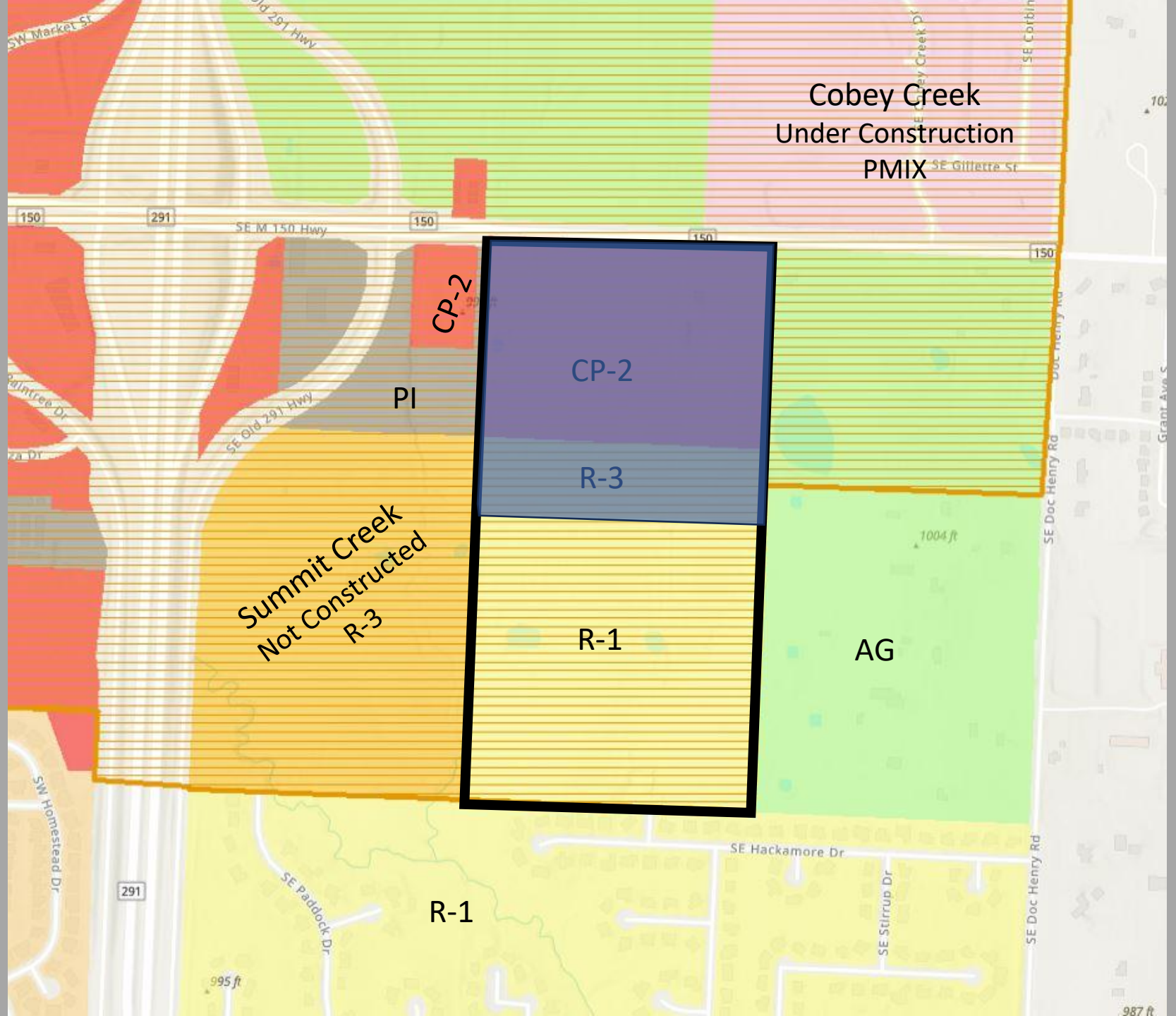
### R-3 Area

Site Area 10 Acres  
Density 10.0 Units / Acre

Total 100 Units Allowed

### CP-2

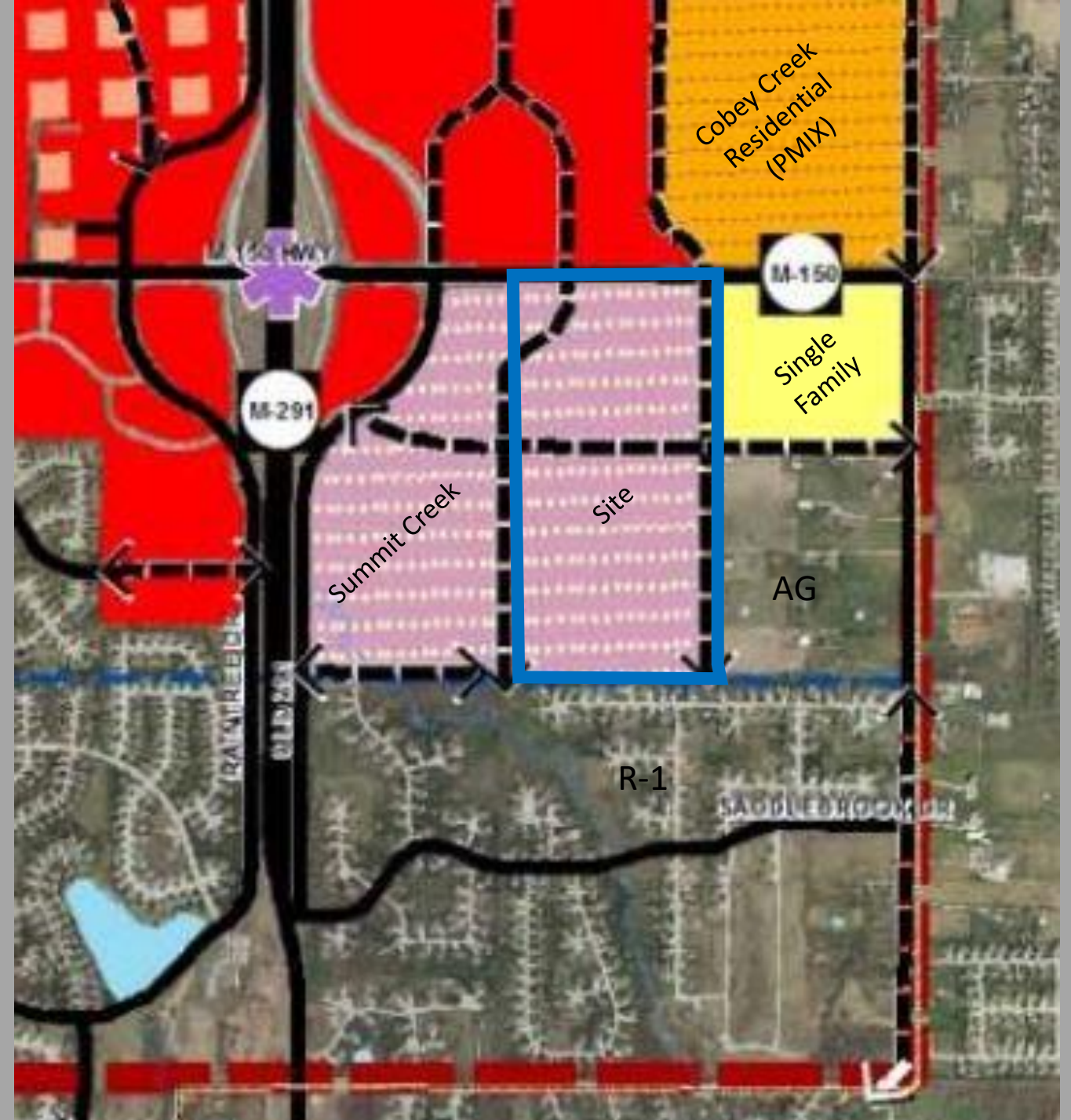
Site Area 30 Acres  
FAR 0.55  
Allowed 718,740 sf



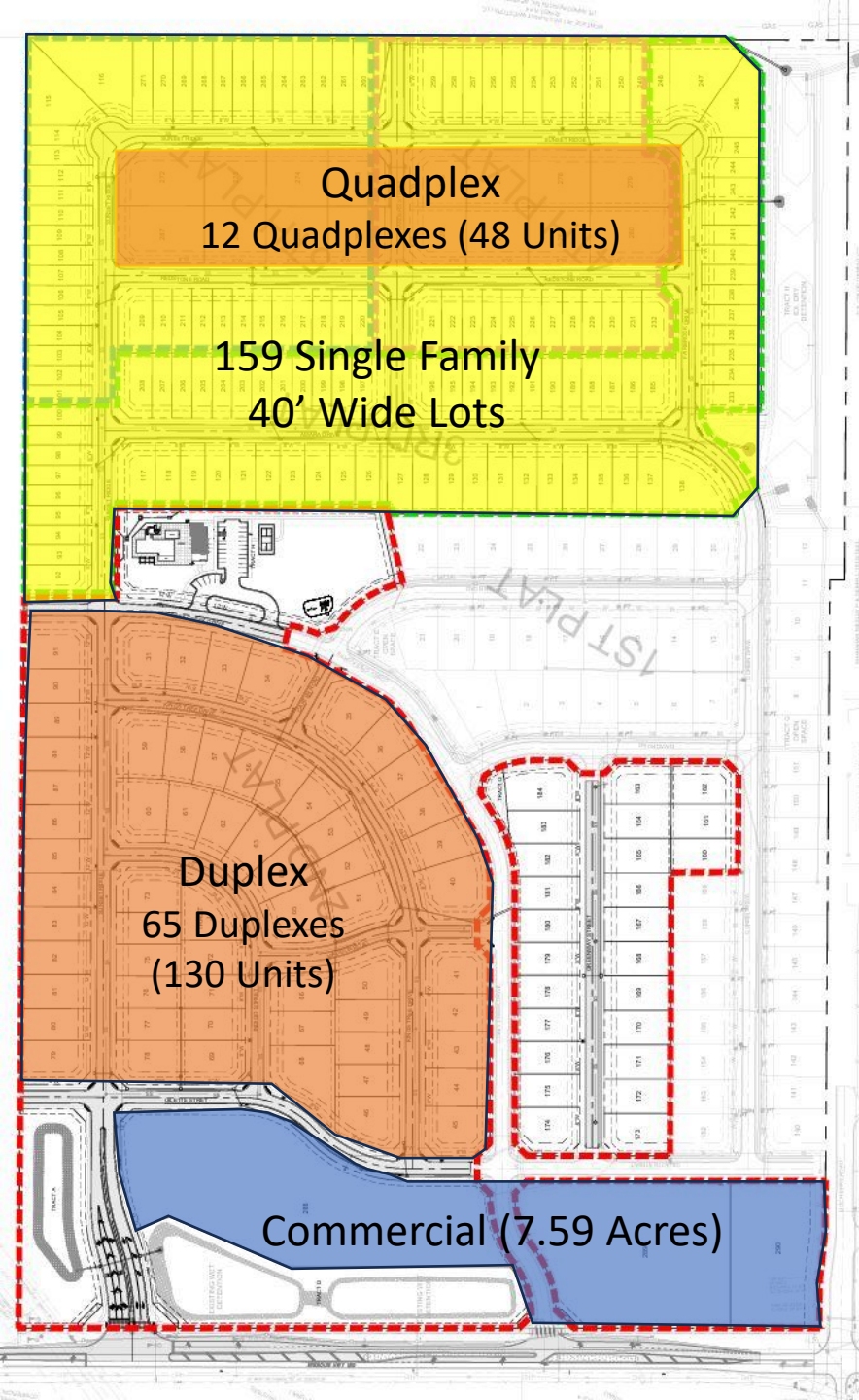
# M - 150 Overlay District

## Planned Mixed Use

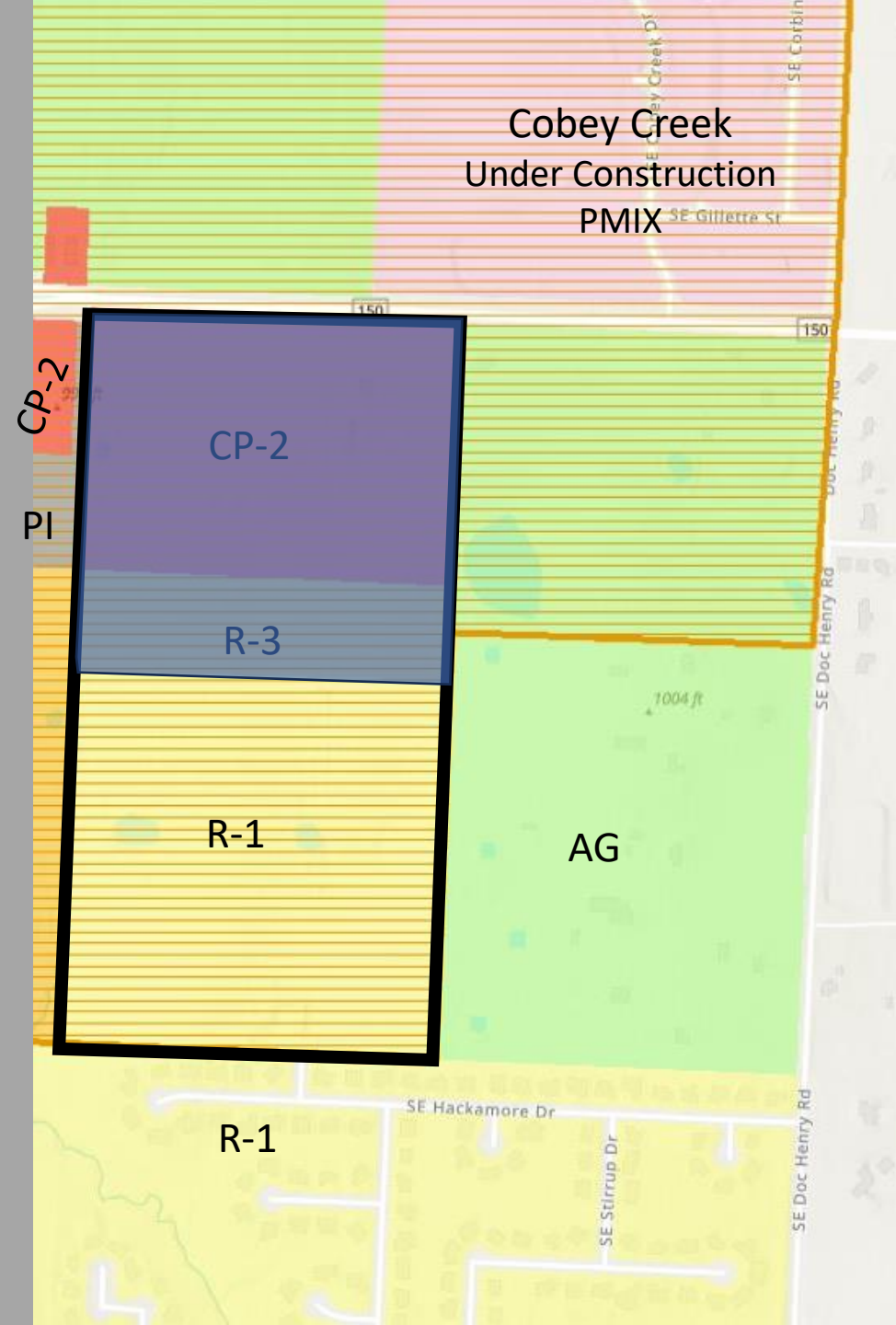
Accommodates a mix of retail, office, service and public uses with a complimentary mix of residential development







- Single Family Lots
- Cobey Creek (Approved 6/18/24)  
40' wide  
6,600 sf Min Lot Area
- Ovation  
70' wide  
8,400 sf Min Lot Area
- Cobey Creek Setbacks  
25' Front  
5' Side-yard  
20' Rear
- Ovation Setbacks  
30' Front  
7.5' Side-yard  
30' Rear
- PMIX Area / Commercial
- Cobey Creek  
7.59 Acres
- Ovation  
9.18 Acres
- Cobey Creek Amenities  
1.58 Acres  
1 Pool w/ Clubhouse
- Ovation Amenities  
2.48 Acres  
3 Pool w/ Clubhouse





# Proposed Zoning Map

## Ovation Site

Site Area 40.07 Acres +/-

### R-4 Area

Site Area 28.06 Acres  
Density 7.53 Units / Acre  
Allowed 12.0 Units / Acre

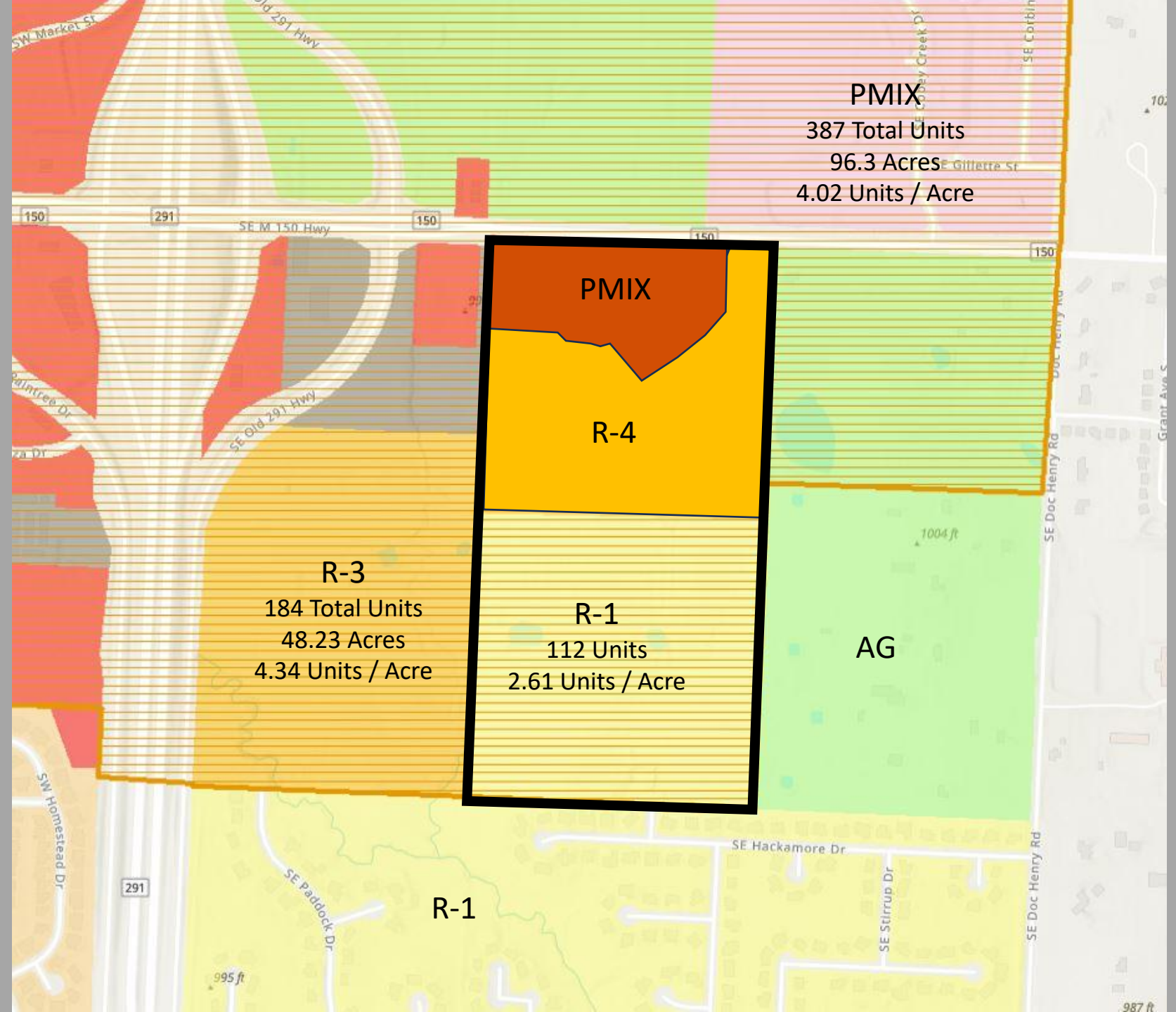
Total 192 Units  
Allowed 336 Units

### PMIX

Conceptual  
Site Area 9.18 Acres  
Residential & Commercial

### Residential Density Overall

304 Units / 67.8 Acres  
4.5 Units / Acre





# Updated Development Plan

Conceptual Plan  
200 Apartment Units  
10,000 sf Commercial

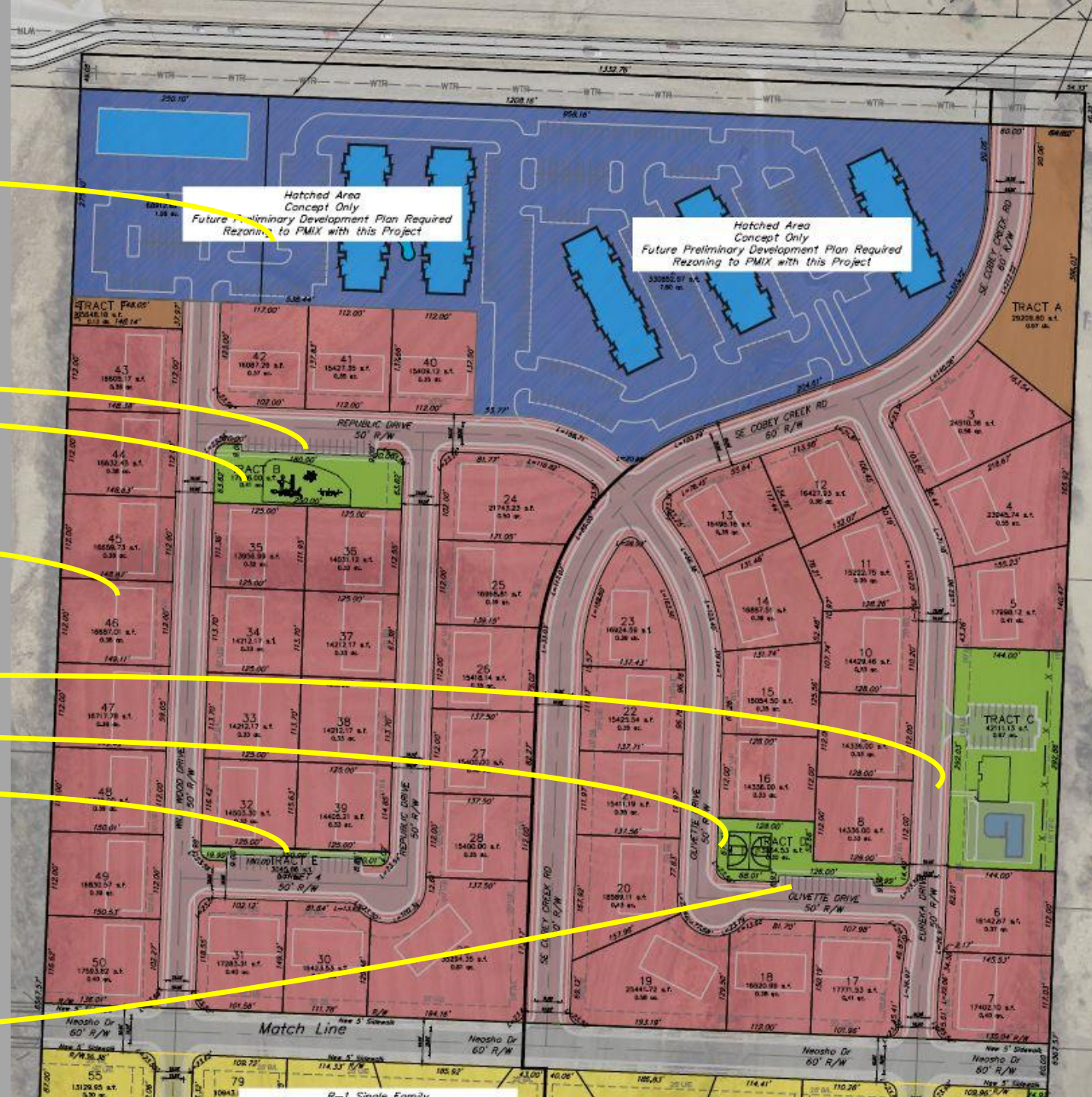
(20) Off-Street Parking  
Park / Open Space

48 Quadplex Lots

Pool Amenity Space  
w/ (20) Parking Spaces

Park / Open Space  
(20) Off-Street Parking

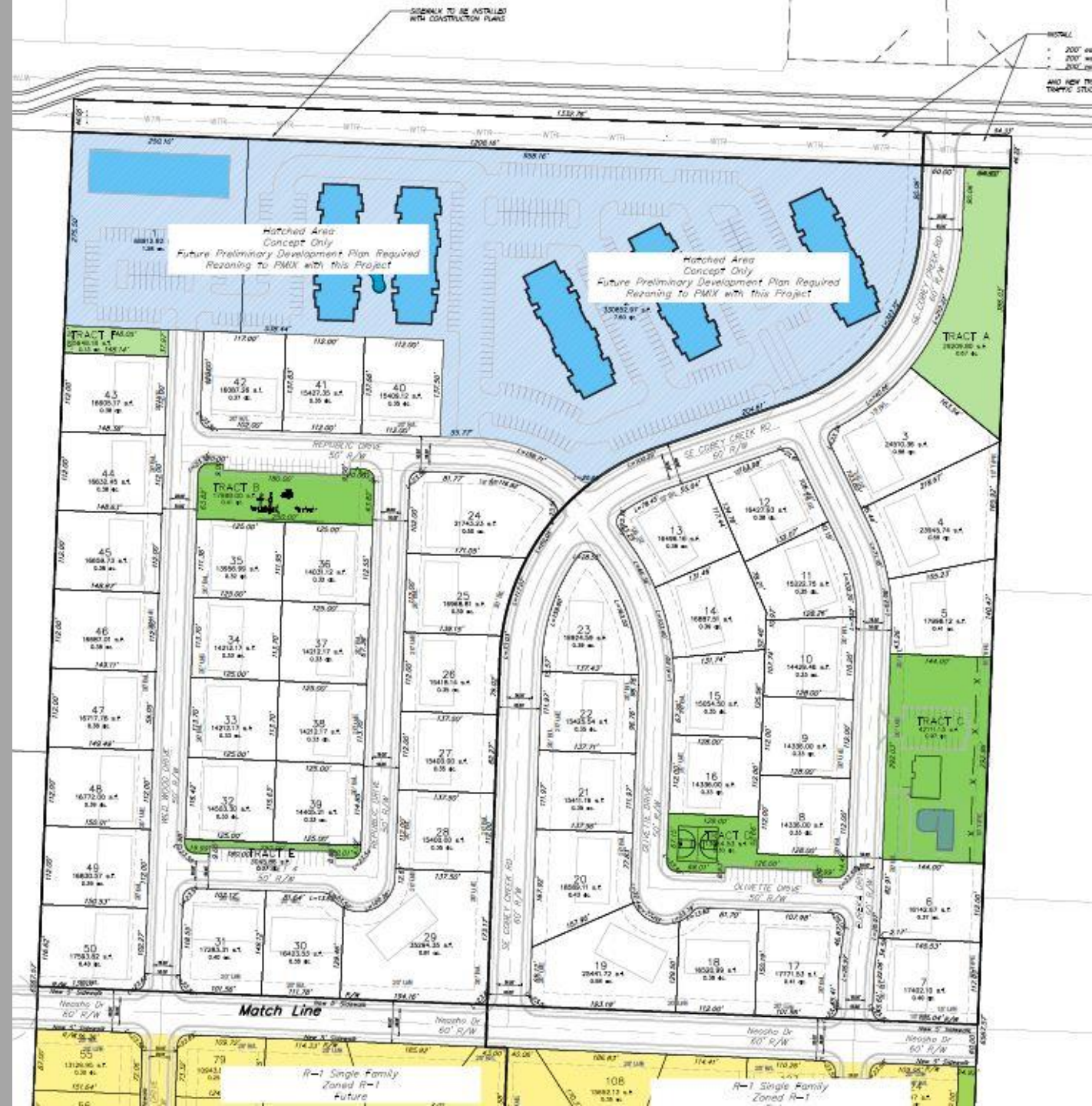
(14) Off-Street Parking





# Development Plan Updates

- One Car & Two car garage units
- Off Street Parking
- Buffer from pond to east





Townhome  
Outdoor Activity Space



Single Family  
Pool / Amenity Space



Conceptual Mixed-Use  
Will Provide Amenity

Townhome  
Pool / Amenity Space

Outdoor Activity  
Space



Greenspace Buffer

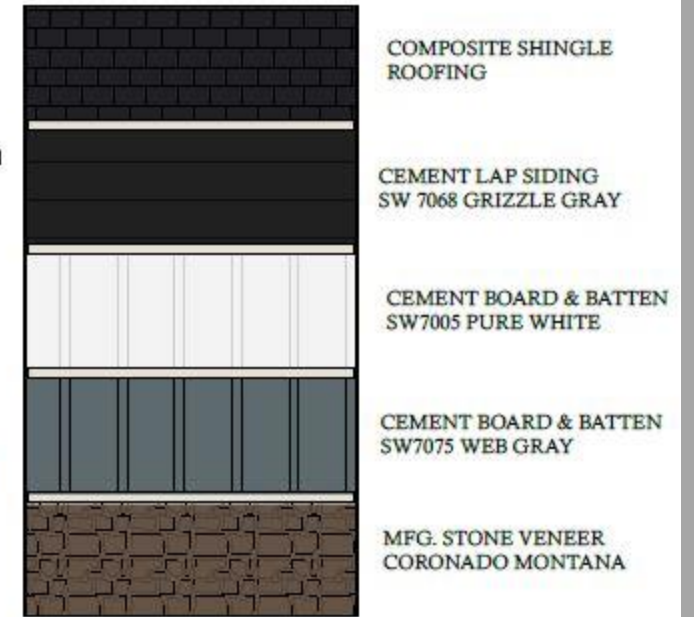
Greenspace Buffer





Exterior Elevation Front

EXTERIOR MATERIAL LEGEND



SIDING & ACCENT COLORS TO BE ALTERNATED BY BUILDING

Townhome Units

- 1,365 Sf & 1,585 Sf per unit
- 3 Bedroom / 2.5 Bathroom Units
- Rental Rates \$1,500 to \$2,100 per unit





### Apartment Units

- 712 to 1,058 Sf per unit
- Mixture of 1 to 3 Bedroom Units
- Rental Rates \$1,200 to \$2,400 per unit







THE BROOKFIELD



THE ASPEN



THE STRATFORD



THE ALLENDALE





Road Connectivity  
Per Thoroughfare Master Plan

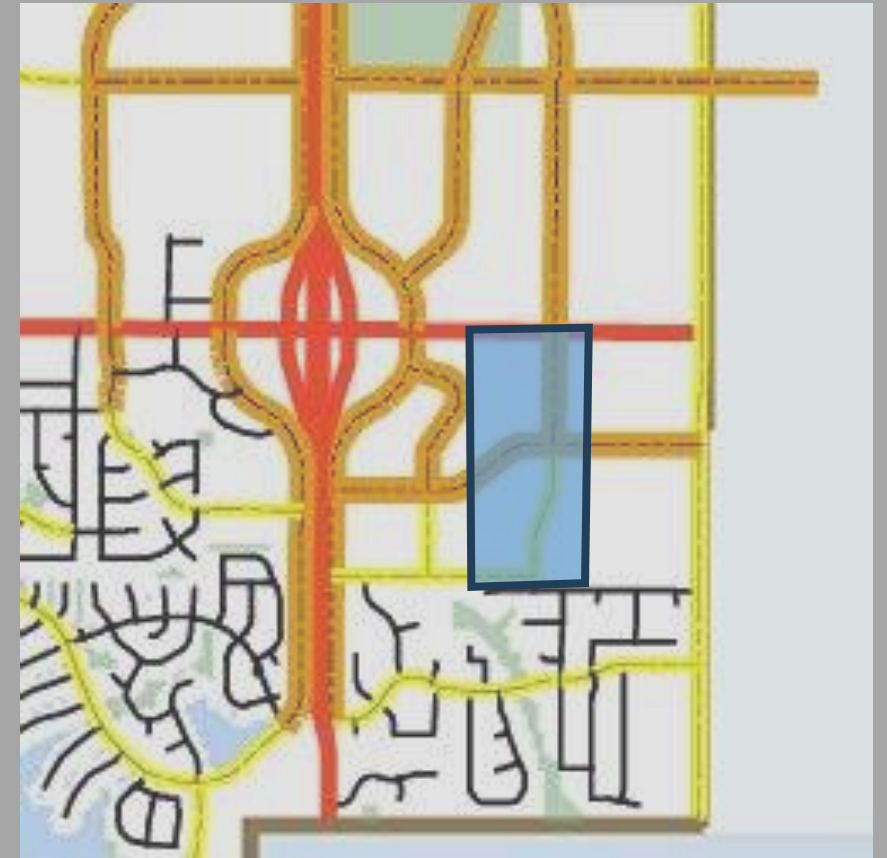
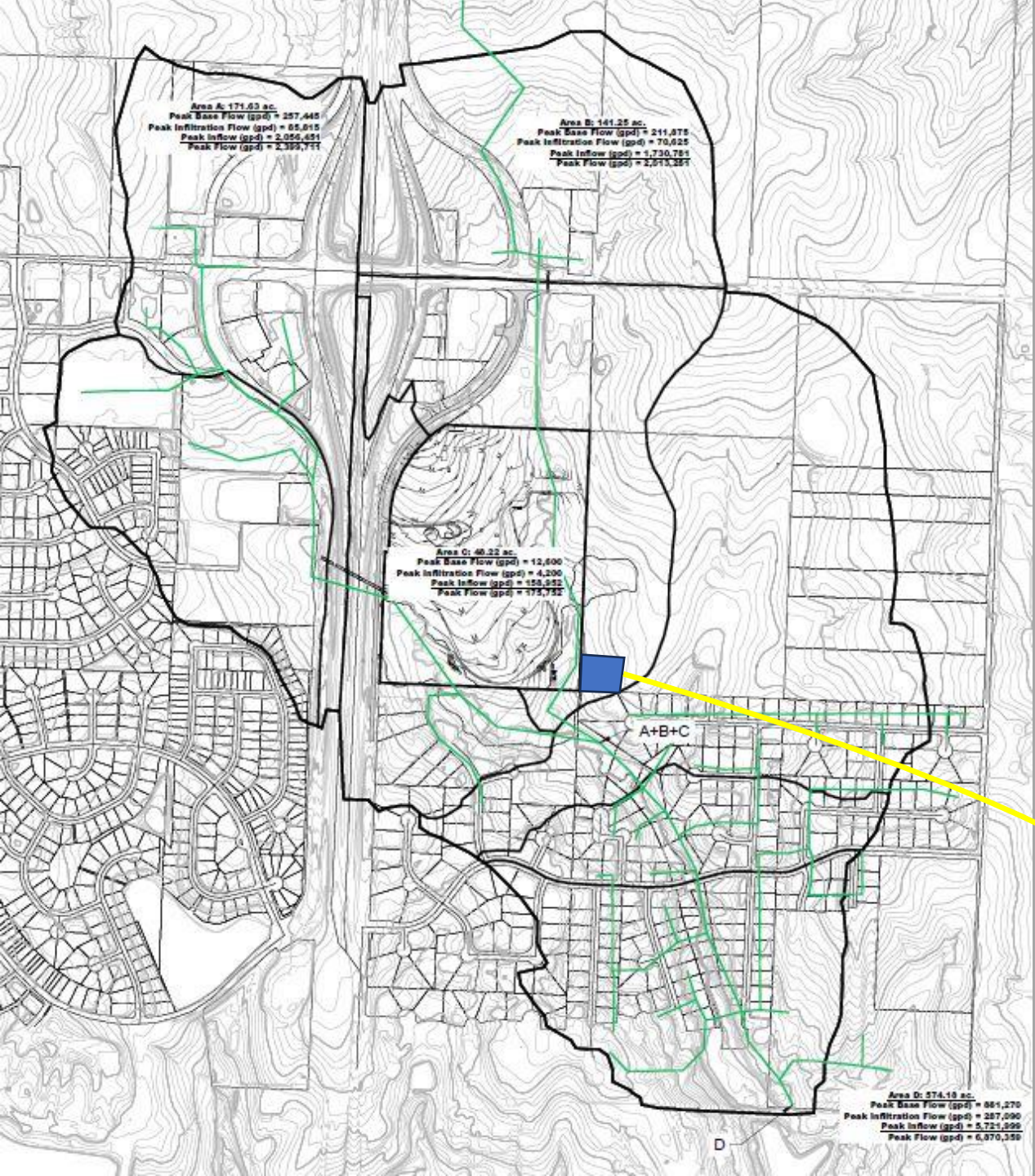


Exhibit 16  
Thoroughfare Master Plan

Road Connectivity  
Per Thoroughfare Master Plan

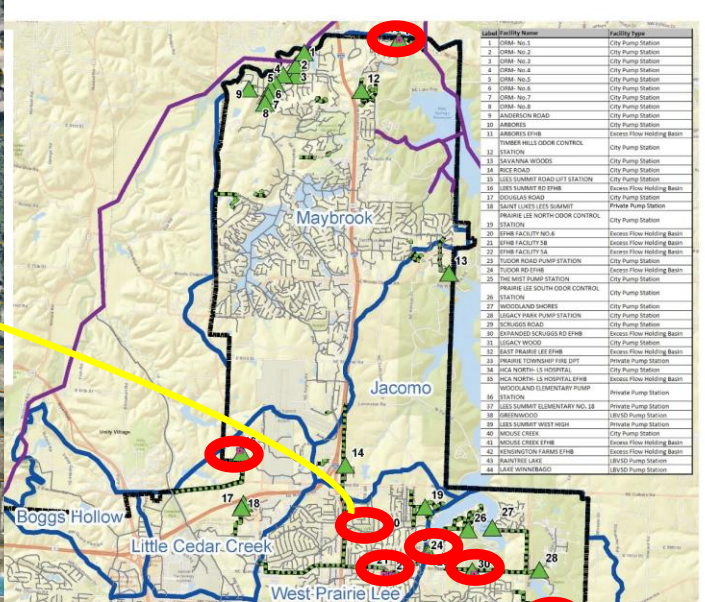
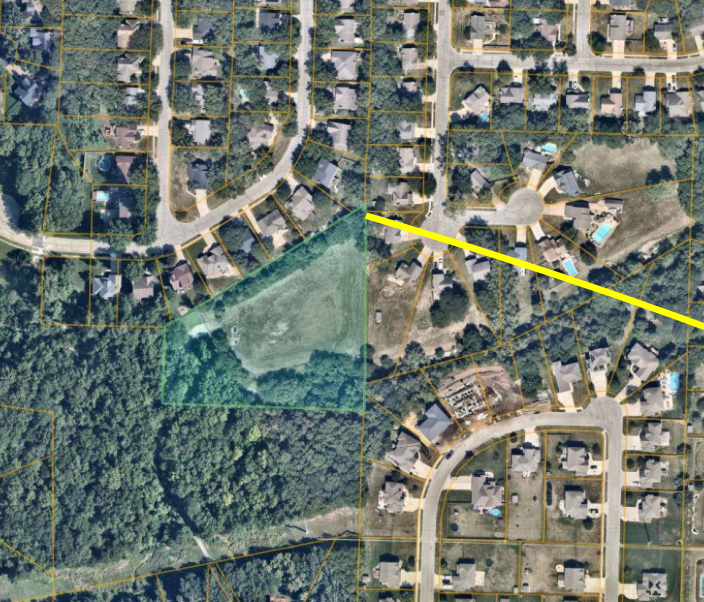




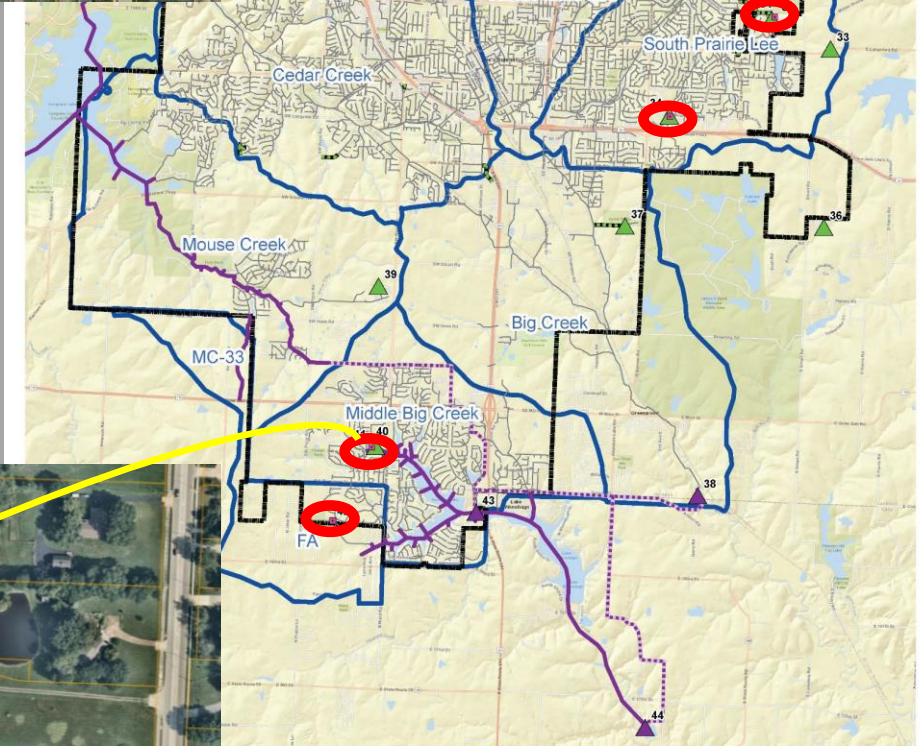
Excess Flow Holding Basin  
Serving 570+ Acres







Label	Facility Name	Facility Type
1	ORM- No.1	City Pump Station
2	ORM- No.2	City Pump Station
3	ORM- No.3	City Pump Station
4	ORM- No.4	City Pump Station
5	ORM- No.5	City Pump Station
6	ORM- No.6	City Pump Station
7	ORM- No.7	City Pump Station
8	ORM- No.8	City Pump Station
9	ANDERSON ROAD	City Pump Station
10	ARBORES	City Pump Station
11	ARBORES EFHB	Excess Flow Holding Basin
12	TIMBER HILLS ODOR CONTROL STATION	City Pump Station
13	SAVANNA WOODS	City Pump Station
14	RICE ROAD	City Pump Station
15	LEES SUMMIT ROAD LIFT STATION	City Pump Station
16	LEES SUMMIT RD EFHB	Excess Flow Holding Basin
17	DOUGLAS ROAD	City Pump Station
18	SAINT LUKES LEES SUMMIT	Private Pump Station
19	PRAIRIE LEE NORTH ODOR CONTROL STATION	City Pump Station
20	EFHB FACILITY NO.6	Excess Flow Holding Basin
21	EFHB FACILITY 5B	Excess Flow Holding Basin
22	EFHB FACILITY 5A	Excess Flow Holding Basin
23	TUDOR ROAD PUMP STATION	City Pump Station
24	TUDOR RD EFHB	Excess Flow Holding Basin
25	THE MIST PUMP STATION	City Pump Station
26	PRAIRIE LEE SOUTH ODOR CONTROL STATION	City Pump Station
27	WOODLAND SHORES	City Pump Station
28	LEGACY PARK PUMP STATION	City Pump Station
29	SCRUGGS ROAD	City Pump Station
30	EXPANDED SCRUGGS RD EFHB	Excess Flow Holding Basin
31	LEGACY WOOD	City Pump Station
32	EAST PRAIRIE LEE EFHB	Excess Flow Holding Basin
33	PRAIRIE TOWNSHIP FIRE DPT	Private Pump Station
34	HCA NORTH- LS HOSPITAL	City Pump Station
35	HCA NORTH- LS HOSPITAL EFHB	Excess Flow Holding Basin
36	WOODLAND ELEMENTARY PUMP STATION	Private Pump Station
37	LEES SUMMIT ELEMENTARY NO. 18	Private Pump Station
38	GREENWOOD	LBVSD Pump Station
39	LEES SUMMIT WEST HIGH	Private Pump Station
40	MOUSE CREEK	City Pump Station
41	MOUSE CREEK EFHB	Excess Flow Holding Basin
42	KENSINGTON FARMS EFHB	Excess Flow Holding Basin
43	RAINTREE LAKE	LBVSD Pump Station
44	LAKE WINNEBAGO	LBVSD Pump Station



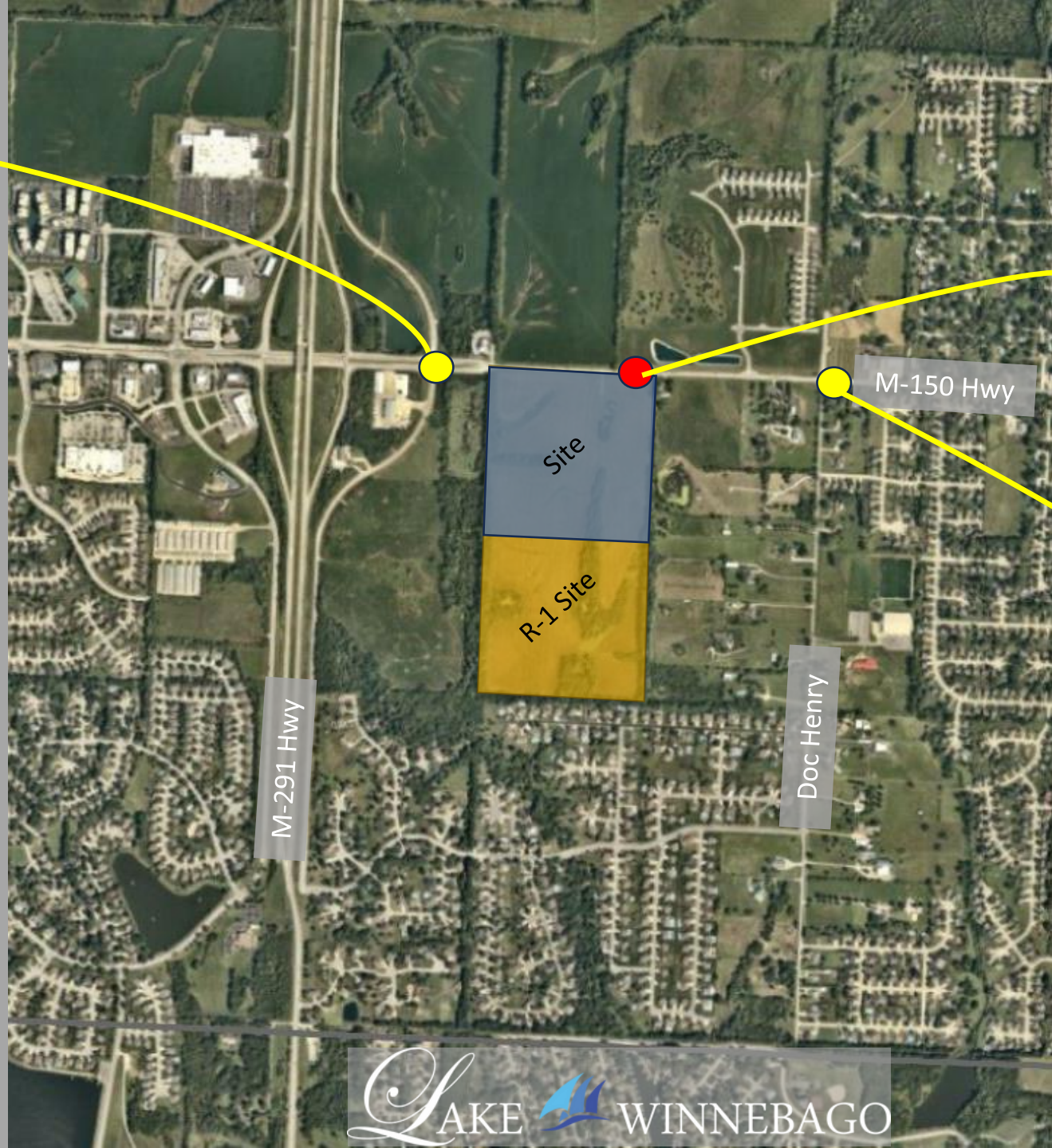
OVERVIEW OF COLLECTION SYSTEM  
CITY OF LEE'S SUMMIT  
FIGURE 2-1



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43	RAINTREE LAKE	LBVSD Pump Station
44	LAKE WINNEBAGO	LBVSD Pump Station



150 Hwy & Outer Road Signal  
Existing  
East Bound 104' AM / 451' PM  
West Bound 283' AM / 185' PM  
Developed  
East Bound 114' AM / 588' PM  
West Bound 364' AM / 234' PM  
1,700' +/- to Proposed Signal



Proposed Traffic Signal  
East Bound 157' AM / 844' PM  
West Bound 767' AM / 234' PM  
1,400' +/- to Doc Henry

Doc Henry NB Left Turn  
Existing  
27.8 sec AM / 82.2 sec PM  
Developed  
28.6 sec AM / 87.1 sec PM



# Landscape Plan



## PLANTING SCHEDULE:

IS FOR PHASE 1 ONLY. AT FULL BUILD THE UNIFIED DEVELOPMENT ORDINANCE REQUIREMENTS SHALL BE MET.

SYMBOL	QUANT.	KEY	NAME	SIZE
Large Tree	730	TA	LARGE VARIETY DECIDUOUS TREE LARGE VARIETY CONIFEROUS TREE	2.5" CAL 6' Ht.
evergreen	127	SR	SKINNY VARIETY CONIFEROUS TREE JUNIPER VARIETY CONIFEROUS TREE	6' Ht. 6' Ht.
ornamental Tree	309	RB	FLOWERING VARIETY DECIDUOUS TREE ORNAMENTAL CONIFEROUS TREE	2.5" CAL 6' Ht.
shrub	2142	BB	DECIDUOUS SHRUB CONIFEROUS SHRUB	2 Gallon Pot 2 Gallon Pot

### NOTE:

#### Landscape Planting Material Notes

- No single species of tree can account for more than 35% of any tree variety
- Deciduous tree varieties shall be a minimum of 40% of the total tree plantings
- No single planting type shall be planted in a continuous row without 2 different planting types being utilized









**ENGINEERING**

ENGINEERING & SURVEYING

**SOLUTIONS**

Questions