LEE'S SUMMIT
MISSOURI

MEMO

To: Planning Commission

From: Hector Soto, Jr., AICP, Senior Planner

CC: File

Date: February 20, 2026

Re: Appl. #PL2025-079 – REZONING from AG to RP-1, RP-4 and CP-2 and PRELIMINARY DEVELOPMENT PLAN – Legacy Ridge, 815 SW Hook Rd; Griffin Riley Property Group, applicant

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Following the applicant's and staff's presentations during the Planning Commission public hearing held on January 8, 2026, the Planning Commission primarily expressed concerns about the compatibility of the proposed residential and commercial mixed-use development with existing and future recommended area development before unanimously voting to recommend denial of the subject application. Rather than proceed to the City Council public hearing with a recommendation for denial, the applicant has taken the feedback received at the Planning Commission public hearing; revised the plan based on said feedback; and requested of the City Council to be remanded back to the Planning Commission for consideration of the revised plan. On February 3, 2026, the City Council granted the applicant's request to be remanded to the Planning Commission for consideration of a revised plan.

The changes to the plan are summarized as follows and further detailed in the body of the subject memo:

- An overall reduction of 233 dwelling units from the previous plan iteration;
- Replacement of the 17-acre Conceptual Development Plan area for a future 300-unit apartment development along SW Ward Rd frontage, with a 17-acre Preliminary Development Plan area for 90-unit townhome development in the same location **(net reduction of 210 dwelling units)**. This area is shown in orange in the map below;
- Reduce the number of dwelling units in the original 13-acre townhome area from 109 dwelling units to 88 dwelling units **(net reduction of 21 dwelling units)**. This area is shown in magenta in the map below;
- Reducing the density in the original 13-acre townhome area no longer requires a modification to the minimum lot area for the townhomes that was previously requested by the applicant under the original plan; and
- Reduce the number of dwelling units in the 40'-wide detached single-family lot area from 73 dwelling units to 71 dwelling units **(net reduction of 2 dwelling units)**. This area is shown in cyan in the map below.

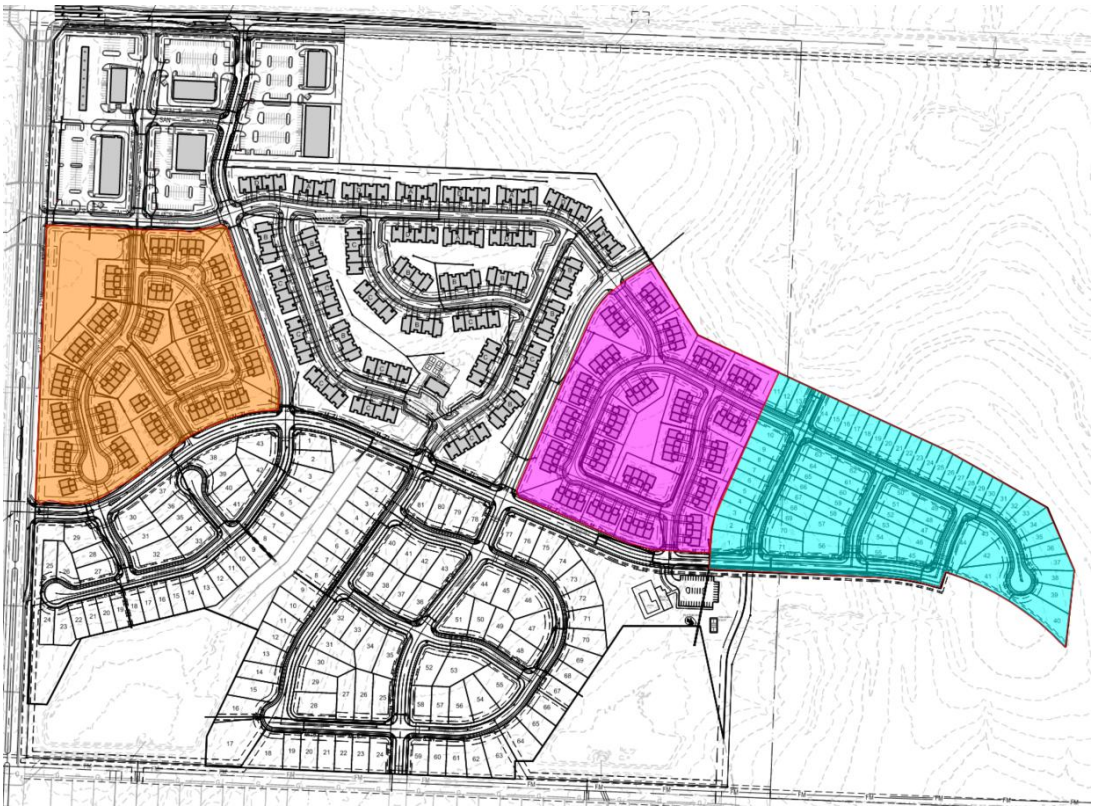

Figure 1 – Revised overall development showing color-coded areas of change. Uncolored areas are unchanged.

<u>Townhome expansion area (denoted in orange on the map above)</u>

The Preliminary Development Plan for the 17-acre townhome expansion area replaces the Conceptual Development Plan for a future 300-unit apartment development. The townhome expansion area is composed of a total of 90 dwelling units contained within a mix of 2-, 3- and 4-unit attached townhome buildings. The number of dwelling units is reduced by 210 within the same 17-acre area.

Figure 2 - Comparison of original plan (left image outlined in red) and revised plan (right image outlined in green).

	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

<u>Original Townhome area (denoted in magenta on the map above)</u>

The Preliminary Development Plan for the original 13-acre townhome area is revised by reducing density through the removal of buildings. The original townhome area was composed of 28 buildings that were a mix of 2-, 3- and 4-unit townhome buildings, and is now proposed with 22 4-unit townhome buildings. The original layout consisted of 109 dwelling units, whereas the revised plan consists of 88 dwelling units. The number of dwelling units is reduced by 21 within the same 13-acre area.

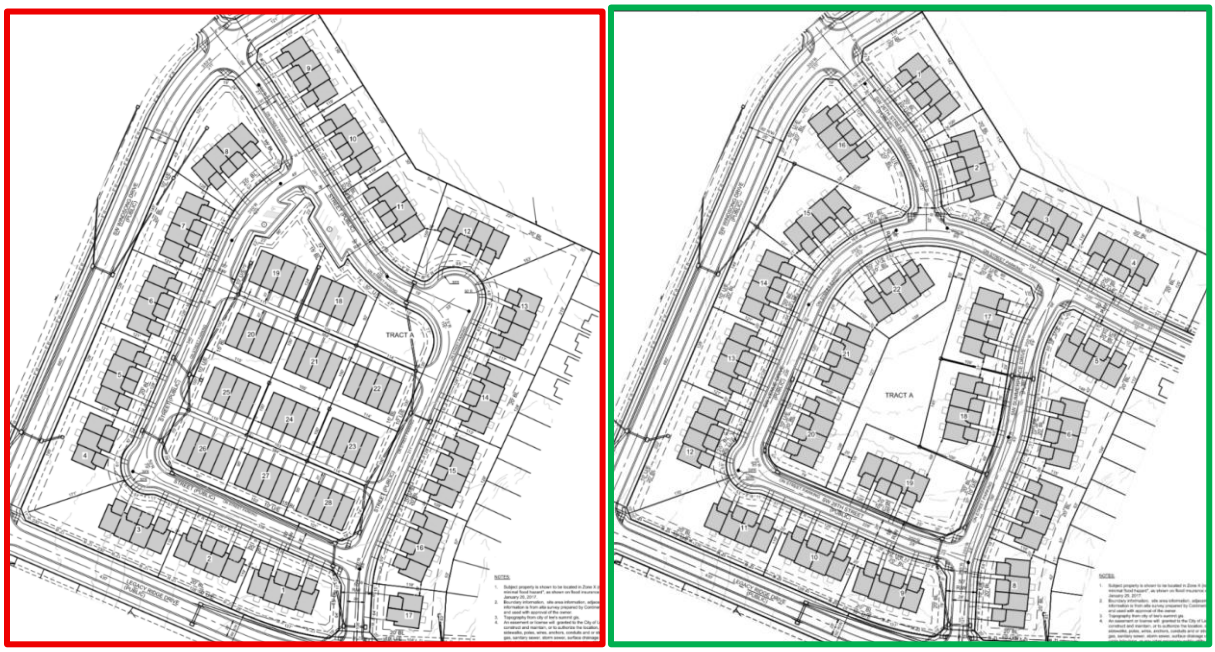

Figure 3 - Comparison of original plat (left image outlined in red) and revised plan (right image outlined in green).

	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

<u>40'-wide detached single-family lot area (denoted in cyan on the map above)</u>

The Preliminary Development Plan for the original 14-acre 40'-wide detached single-family lot area is revised by reducing density through the removal of two (2) lots that allows for an additional street connection between this area and the abutting townhome area to the west. The original 40'-wide lot was composed of 73 lots and is now proposed with 71 lots. The number of dwelling units is reduced by 2 within the same 14-acre area.

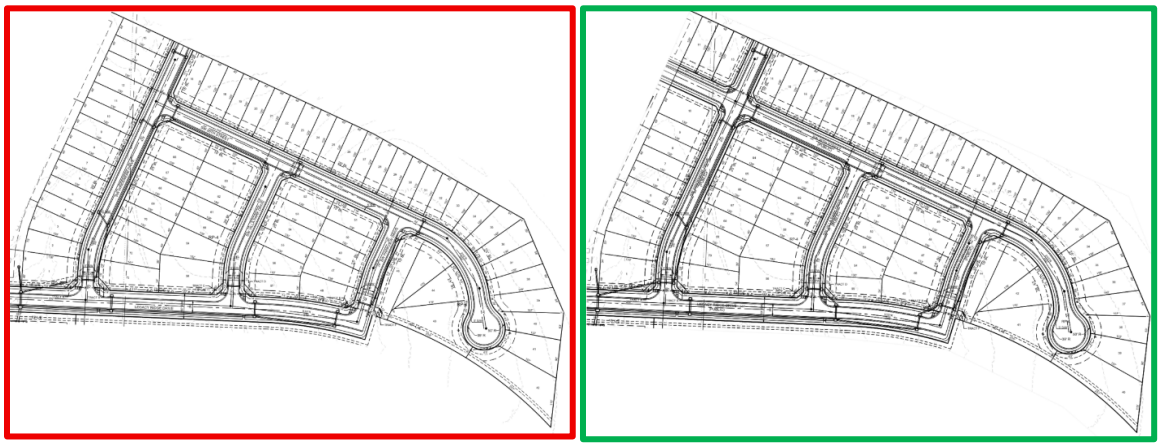

Figure 4 - Comparison of original plat (left image outlined in red) and revised plan (right image outlined in green).

	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

Staff has updated the recommended conditions of approval below in response to the revised plan.

Recommendations

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. Rezoning from AG to RP-1, RP-4 and CP-2 shall be in accordance with the rezoning exhibit dated January 28, 2026.
3. Development shall be in accordance with the revised preliminary development plan dated January 28, 2026.
4. Building architecture and material palette shall be consistent with the Legacy Ridge Architectural Design Book uploaded December 9, 2025.
5. Road improvements shall be constructed as recommended in the revised Transportation Impact Analysis conducted by staff dated February 11, 2026.