LEE'S SUMMIT
MISSOURI

MEMO

To: City Council

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

CC: File

Date: March 2, 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 testimony and discussion of the subject application during the Planning Commission public hearing held on February 26, 2026, the Planning Commission voted to recommend approval of the application, with an amendment to modify the requested RP-4 (Planned Apartment Residential) zoning to RP-3 (Planned Residential Mixed Use) zoning. The applicant's pursuit of RP-4 zoning was in part due to the original proposed plan that included a 17-acre conceptual development plan for a 300-unit apartment development. In response to the initial Planning Commission meeting held on January 8, 2026, where the Planning Commission voted to recommend denial of the subject application, the applicant replaced the 300-unit conceptual apartment component with a 90-unit townhome component.

The RP-4 zoning district allows by right a range of residential uses from detached single-family to apartments. The RP-3 zoning district allows by right a range of residential uses from detached single-family to four-family (fourplex) dwellings; apartments are prohibited in the RP-3 zoning district. The Planning Commission's recommendation to replace the requested RP-4 zoning with RP-3 zoning aligns with the revised plan's range of proposed residential uses following the removal of the apartments, but triggers the need for a modification to the RP-3 district's minimum lot size requirement to accommodate the proposed townhome lot sizes. The proposed townhome lots comply with the minimum lot size requirements of the RP-4 zoning district, thus there was no previous need for modifications for the townhome area.

Staff has updated the recommended conditions of approval below in response to the revised plan and Planning Commission recommendation.

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. **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.** ***(amended by staff)***

5. Building architecture and material palette shall be consistent with the Legacy Ridge Architectural Design Book uploaded December 9, 2025, except that the apartment building elevations contained therein shall not be approved.

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 issuance of any occupancy.** ***(added by staff)***