

# Highland Meadows 5<sup>th</sup> and 6<sup>th</sup> Plat Rezoning and Preliminary Development Plan

PL2020-335

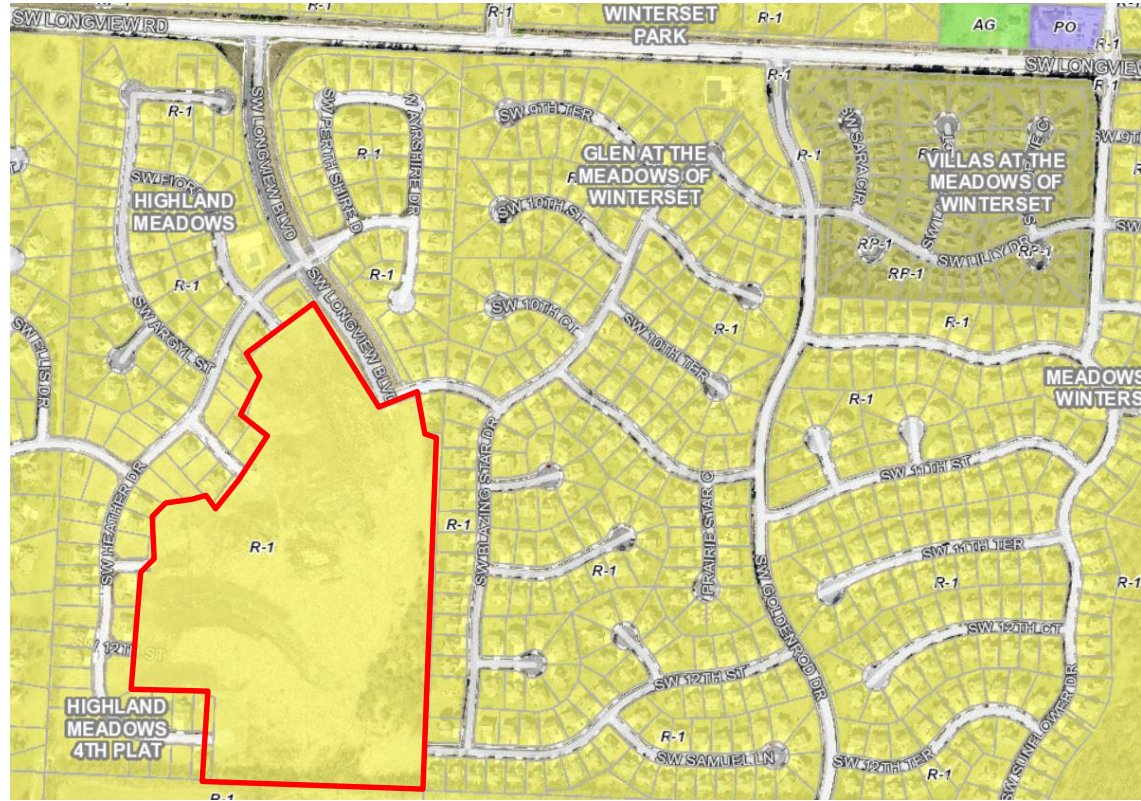
Date 1-7-2021



**LEE'S SUMMIT**  
MISSOURI

*Yours Truly*





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# Aerial and Zoning Map

**Size of Property** ±29.16 Acres

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**Zoning** R-1 Existing  
RP-1-proposed

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**Number of Lots** 5<sup>th</sup> Plat-26 Lots  
6<sup>th</sup> Plat-51 Lots  
Total-77 Lots

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**Density** 2.6 units/acre proposed  
6 units per acre max

## Material of homes:

- Stone
- Stucco
- Shake Shingles,
- Siding



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# Elevations

The Applicant held an electronic neighborhood meeting on December 12, 2020.

Some of the concerns that were brought up: **Applicants response.** **City's response**

Why change the zoning to RP-1? **Summit Homes has many different styles that are compatible to the surrounding neighborhood and changing the rear setbacks will give buyers more options to choose from.**

Anything other than SF? **No only SF.** The Proposal is for standard detached single-family residences, so that is all they can build on the property. Anything different requires going back through a public hearing process.

How many lots and setbacks? **77 Lots and they will all have the 20' rear setback not just the smaller lots.**  
The proposal is for 77 Lots and they will all have the 20' rear setbacks.

Two car garage homes? **Intent is to build three car garages.**

Projected price range? **\$375K to \$500k+**

Ground breaking? **Estimated Late Spring.**

Amenities like a pool or playground? **No plans include amenities.**

What is square footage of homes? **Review Summit Homes Website. 1300+**

Detention Basin on Phase 4 is an eyesore, will there be similar drainage on 5 & 6? **Summit Homes is not responsible for the existing drainage basin. They will try to make 5 and 6 look as good as possible.** Highland Meadows Developers, LLC are responsible for the development of Phase 4. Majority of the drainage from the 5<sup>th</sup> & 6<sup>th</sup> Phase will go into the new detention basin that will be put in at the southeast corner.

Will Longview Blvd be extended to 150 Hwy? **No.** Longview Blvd will be extended as part of this development, but only to the subdivision's south boundary. The future development of property to the south will continue the extension of Longview Blvd. The Thoroughfare Master Plan shows that Longview Blvd will eventually connect to Horridge Rd in KCMO, which connects to M-150 Hwy.

"Signature" style home Vs "Lifestyle" home? **2017/2018 "Signature" had more options for upgrades and "Lifestyle" was more limited. Today, "Signature" and "Lifestyle" homes are more similar collection that can be blended.**

Are the trees that sit between Highland Meadows and Meadows of Winterset staying? **Research is needed.** The UDO does not require a buffer due to similarity in average lot size.

Can the HOA buy a lot or two to put in a playground and/or tennis court? **Research is needed.** Yes under the UDO, the approval process is dependent on the scope of any such future improvements.

Will you be adding any more homes to the website collection? **Website is to show current variety, but plans can always evolve. Best to speak to Sales Team.**



# Public Comment Concerns

Will HOA fees increase? **Unable to answer that question today.** This is not a City matter, it is between the HOA and Developer.

Are you aware of our existing unfinished pool size and space? **Unable to answer at this time suggest a future meeting with development and HOA.** The pool has been constructed per the approved plan on file with the City.

A question was brought up about the zoning definition of RP-1 and if the developer is able to build a product that is not listed in the definition.

“The RP-1 Planned Single-Family Residential District is established to provide single-family detached dwellings at higher densities than R-1 will allow by providing more useable open space or specific amenities to be provided as a trade-off. The RP-1 District is intended to promote variations to the standard single-family environment i.e., patio homes, cluster homes and zero lot line placement all in keeping with the detached dwelling environment through the establishment of more common use green/open areas.”

The definition lists examples of single-family home variants as examples of what may be constructed in the RP-1, but doesn't mandate their construction. What they can construct on a specific property is tied to the specific plan approved for said property. The Proposal is for standard detached single-family residences, so that is all they can build on the property. Anything different requires going back through a public hearing process.



## Public Comment Concerns

January 6<sup>th</sup> phone a call- A resident expressed some concerns over the rezoning and proposed setbacks. She was worried that it will bring down the other existing homes values and that the more dense zoning and reduced setbacks will give the area a crowded feel and cause more traffic.



With the conditions of approval and as outlined in the staff letter, the application meets the requirements of the UDO and/or Design and Construction Manual.

- Development shall be in accordance with the preliminary development plan dated December 14, 2020.
- The architectural style and building materials for the single-family homes shall be consistent with the building elevations that were submitted December, 30 2020.
- Financial security shall be provided to the City for the construction of Longview Boulevard from 10<sup>th</sup> Street to the south property line of Highland Meadows, in lieu of construction if developer elects to defer such construction, prior to the release of residential building permits associated with either 5<sup>th</sup> Plat or 6<sup>th</sup> Plat. However, no more than one plat, whether it is 5<sup>th</sup> Plat or 6<sup>th</sup> Plat, shall be recorded and associated residential building permits issued unless the aforementioned Longview Boulevard road improvements are substantially completed.



## Conditions of Approval