



# LEE'S SUMMIT MISSOURI

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## **MEMO**

To: Mayor and City Council

From: Dan Fernandez, Project Manager

Date: August 5, 2025

Re: Appl. #PL2022-217 – PRELIMINARY DEVELOPMENT PLAN EXTENSION REQUEST- Colton's Crossing, located along the west side of SE Hamblen Road, ½ mile south of SE Thompson Road; Dustin Baxter, applicant

Colton's Crossing is a proposed residential development to be located on 74.1 acres and consisting of 133 single-family lots and 69 duplex lots for a total of 269 dwelling units. The rezoning from AG (Agricultural) to RP-3 (Planned Residential Mixed Use) and the associated preliminary development plan was approved by City Council on May 4, 2023.

Per Section 2.320 of the Unified Development Ordinance (UDO), preliminary development plan approval is valid for 24 months, however, the Governing Body may grant one extension of 12 months upon written request of the original applicant. The written request does not have to be submitted prior to the plan expiring per the UDO.

Although the preliminary development plan has since expired, the applicant has continued working with staff on a mutually satisfactory Development Agreement for the infrastructure which is a condition of the original approval. Due to needing more time to complete the Development Agreement, the original applicant has requested an extension of the preliminary development plan.

There are no proposed changes to the approved preliminary development plan with this extension request and all conditions of the zoning and preliminary development plan are still applicable. The ordinance is attached to the memo. If approved, the preliminary development plan will expire on May 4, 2026.