City Council

March 10, 2026

LEGACY RIDGE

GRIFFIN RILEY

LOCATION OVERVIEW

GRIFFIN RILEY

- **Location**

  Southeast corner –
  SW Ward Road & SW Hook Road

- **Size**

  131.05± acres

CURRENT ZONING

AG - Agricultural

Legend

Zoning Overlay
- Airport Hazard Overlay
- Corridor Development Overlay
- Historic Overlay
- Neighborhood Stabilazation Overlay

Zoning

ZONING
- Airport Zone
- AG - Agricultural
- CBD - Planned Central Business District
- CS - Planned Commercial Services
- CP-1 - Planned Neighborhood Commercial
- CP-2 - Planned Community Commercial
- NFO - Neighborhood Fringe Office
- PI - Planned Industrial
- PMIX - Planned Mixed Use
- PO - Planned Office
- PRO - Planned Residential Office
- R-1 - Single Family Residential
- RLL - Residential Large Lot
- RDR - Rural Density Residential
- RP-1 - Planned Single Family Residential
- RP-2 - Planned Two Family Residential
- RP-3 - Planned Residential Mixed Use
- RP-4 - Planned Apartment Residential
- TNZ - Transitional Neighborhood Zone

Source: City of Lee's Summit, MO

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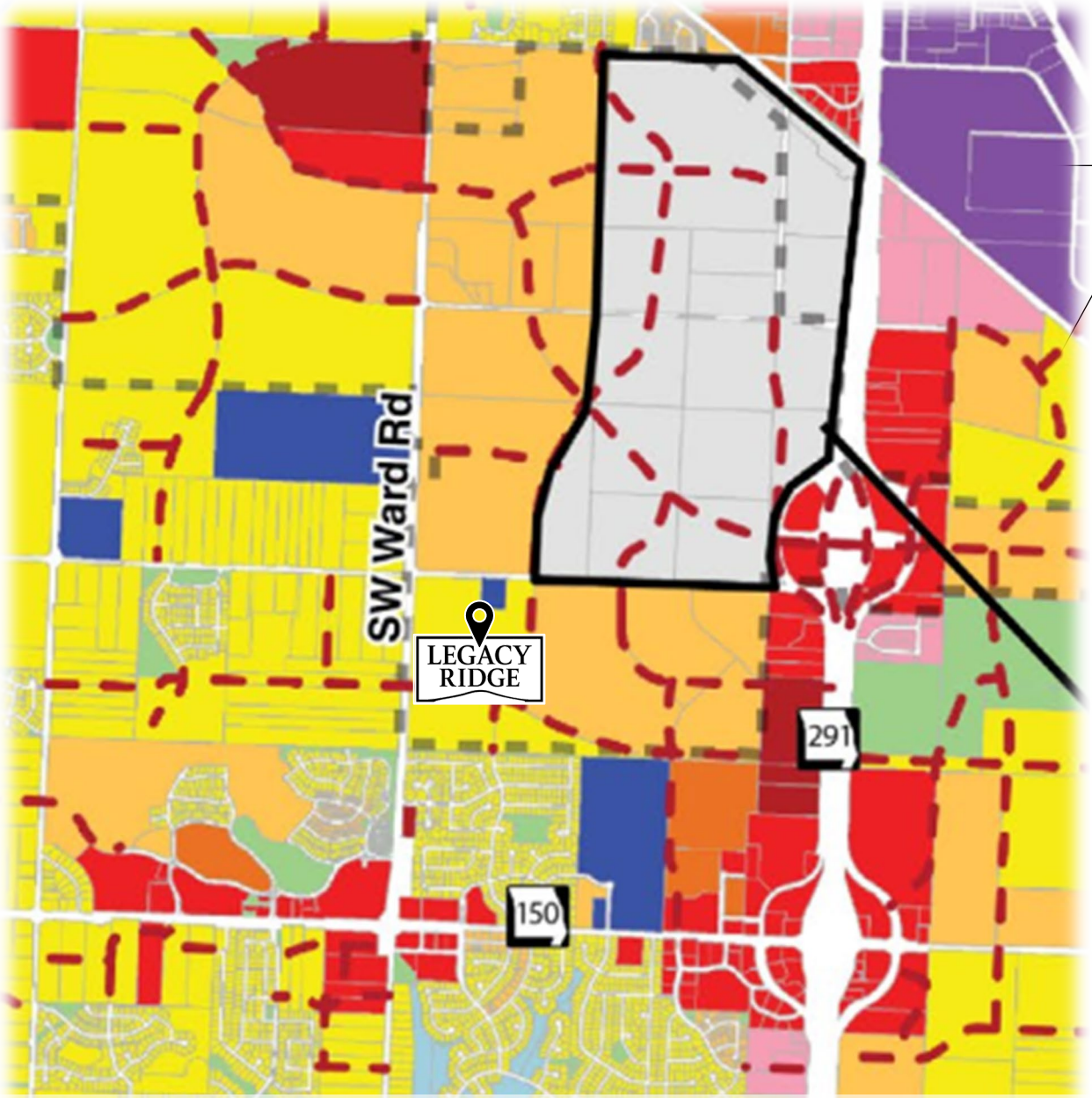
IGNITE! COMPREHENSIVE PLAN

GRIFFIN RILEY



Source: City of Lee's Summit, MO

HOUSING CHOICE: A CORE IGNITE PRIORITY

GRIFFIN RILEY

Why Housing Choice Matters for Lee's Summit's Future

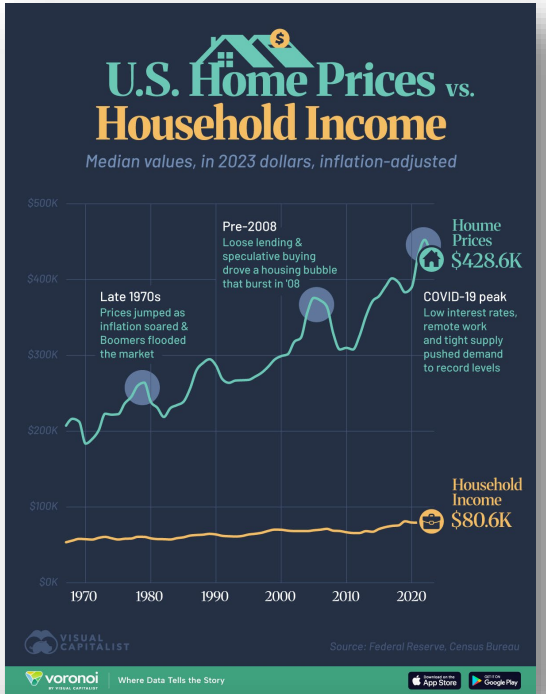
Aligns With IGNITE Plan
Housing variety at Legacy Ridge supports IGNITE's goals for thriving, adaptable neighborhoods.

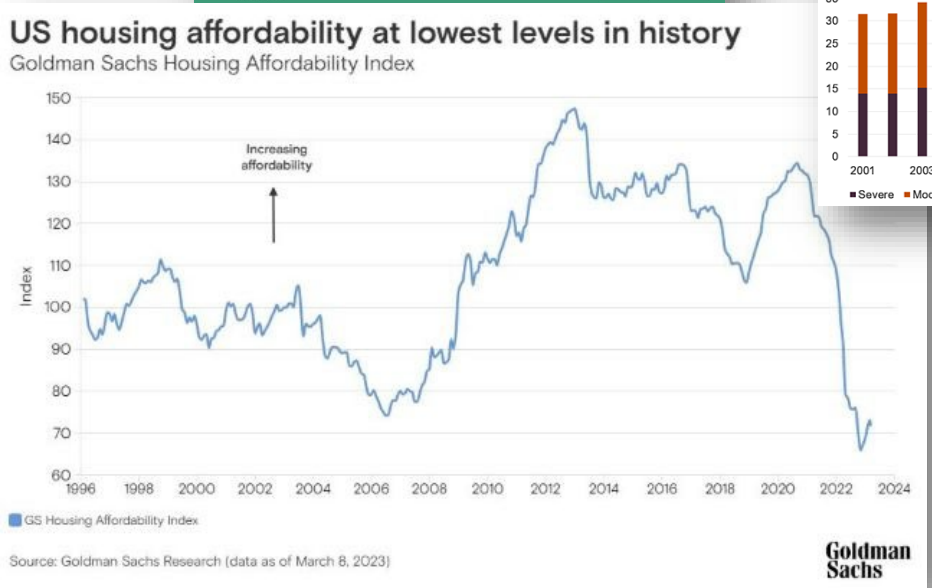
Economic & Community Benefits
Diverse housing attracts young professionals, families, and seniors—helping maintain long-term population stability.

Enhances Resilience
Offers attainable options for employees across income levels.

Promotes High-Quality Development
Thoughtful density supports walkability, amenities, and better site integration.

Responds to Market Demand
Residents increasingly want options beyond single-family homes.





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WHAT WE HEARD & HOW WE RESPONDED

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What We Heard from Commissioners & Neighbors	How the New Plan Responds
Desire for **more ownership** opportunities	Converted the **majority of the plan to for-sale housing**
Concern about **overall density**	**Reduced total units by 233**
Concerns about **long-term rental concentration**	**Cut rental footprint and relocated remaining units farther from neighborhoods**
Compatibility with nearby neighborhoods	**Employed buffers, proper use transitions, and neighborhood-scale commercial**
Concern about the **apartment** component	**Removed apartments** entirely

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Results

A **more cohesive, lower-intensity, and ownership-focused community** that reflects community direction and strengthens long-term neighborhood compatibility.

DEVELOPMENT PLAN

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LIVE • WORK • PLAY

Commercial
Essential neighborhood retail supporting daily needs.

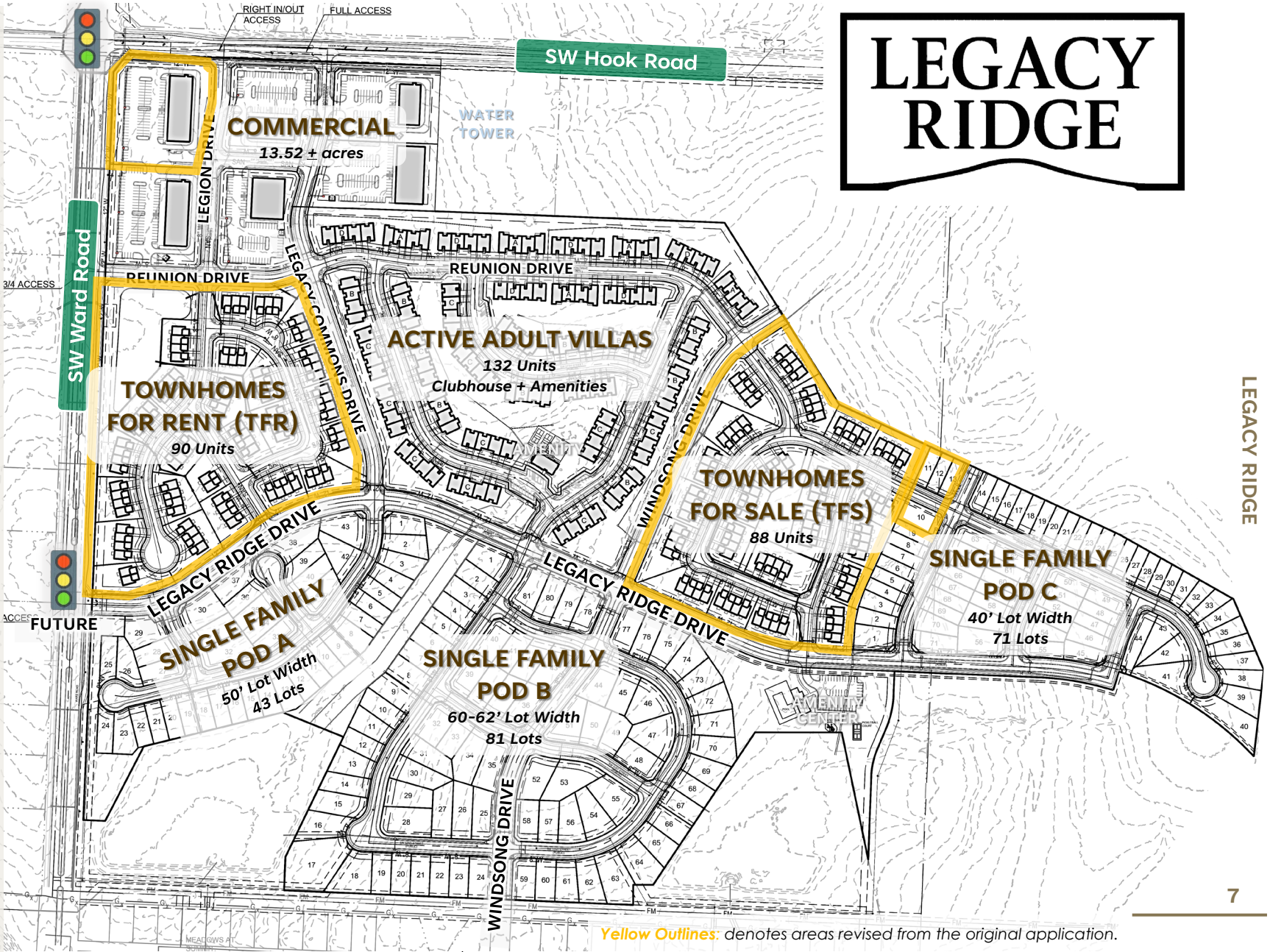
Townhomes for Rent (TFR)
90 luxury rental townhomes with 2-car garages.

Active Adult Villas
132 age-targeted villas with clubhouse + curated amenities.

Townhomes for Sale (TFS)
88 for-sale townhomes promoting long-term community stability.

Single-Family Homes
Flexible lot sizes and personalized designs across three pods – A, B, & C.

Amenity Center
Signature clubhouse + resort-style outdoor amenity plaza.



Yellow Outlines: denotes areas revised from the original application.

RESIDENTIAL MIX

Shift Toward Ownership & Reduced Density

GRIFFIN RILEY

Summary

The revised plan **increases for-sale housing** while **reducing overall density by 233 units**.

CATEGORY	ORIGINAL APPLICATION	REVISED APPLICATION	NET CHANGE
FOR SALE			
Single Family	197	195	-2
Townhomes For Sale (TFS)	0	88	+88
Sub Total (For Sale)	**197**	**283**	**+86**
FOR RENT			
Apartments	300	0	−300
Active Adult	132	132	0
Townhomes For Rent (TFR)	109	90	−19
Sub Total (For Rent)	**541**	**222**	**−319**
TOTAL UNITS	**738**	**505**	**−233**

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BUILDING ELEVATION RENDERINGS

GRIFFIN RILEY

Proposed Materials & Color Palette

Materials selected for durability, aesthetics, and alignment with community design standards.
Full list available in the submitted Design Book.

RESIDENTIAL FINISHES

Blending timeless design with modern performance

- Wood panels and shingles for a warm, traditional look
- Cement fiberboard siding for durability and low maintenance
- Board and batten for architectural character
- LP panels for modern appeal
- Stucco for a clean, contemporary façade
- Masonry accents for strength and texture

Huron Old Country Ledge

Yukon Dry Stack

Limestone

Chalk Idaho Dry Stack

Wolf Grey Idaho Stack

COMMERCIAL FINISHES

Designed for functionality and visual impact.

- Stucco/EIFS for a clean, contemporary façade
- Glass for transparency and natural light
- Rainscreen panels for energy efficiency and sleek design
- Cement or metal panels for resilience and versatility
- Masonry for a premium, enduring finish

**Images shown are for illustrative purposes only and do not represent final finishes or materials.*

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BUILDING ELEVATION RENDERINGS

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Single-Family Residential

Pod "A": 50' Wide Lots

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BUILDING ELEVATION RENDERINGS

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Single-Family Residential

Pod "B": 60-62' Wide Lots

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Single-Family Residential

Pod "C": 40' Wide Lots

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Active Adult Villas

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Townhomes

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WHY THIS CORNER *IS* THE APPROPRIATE CORNER

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Road Network Supports Commercial

- **Major & Minor Arterials**
  Ward Road (major arterial) and Hook Road (minor arterial) provide the higher-capacity access appropriate for neighborhood-scale commercial.
- **Existing Signalized Intersection**
  Infrastructure already in place for safe, efficient turning movements and reduced traffic conflicts.

Neighborhood-Scale Traffic Function

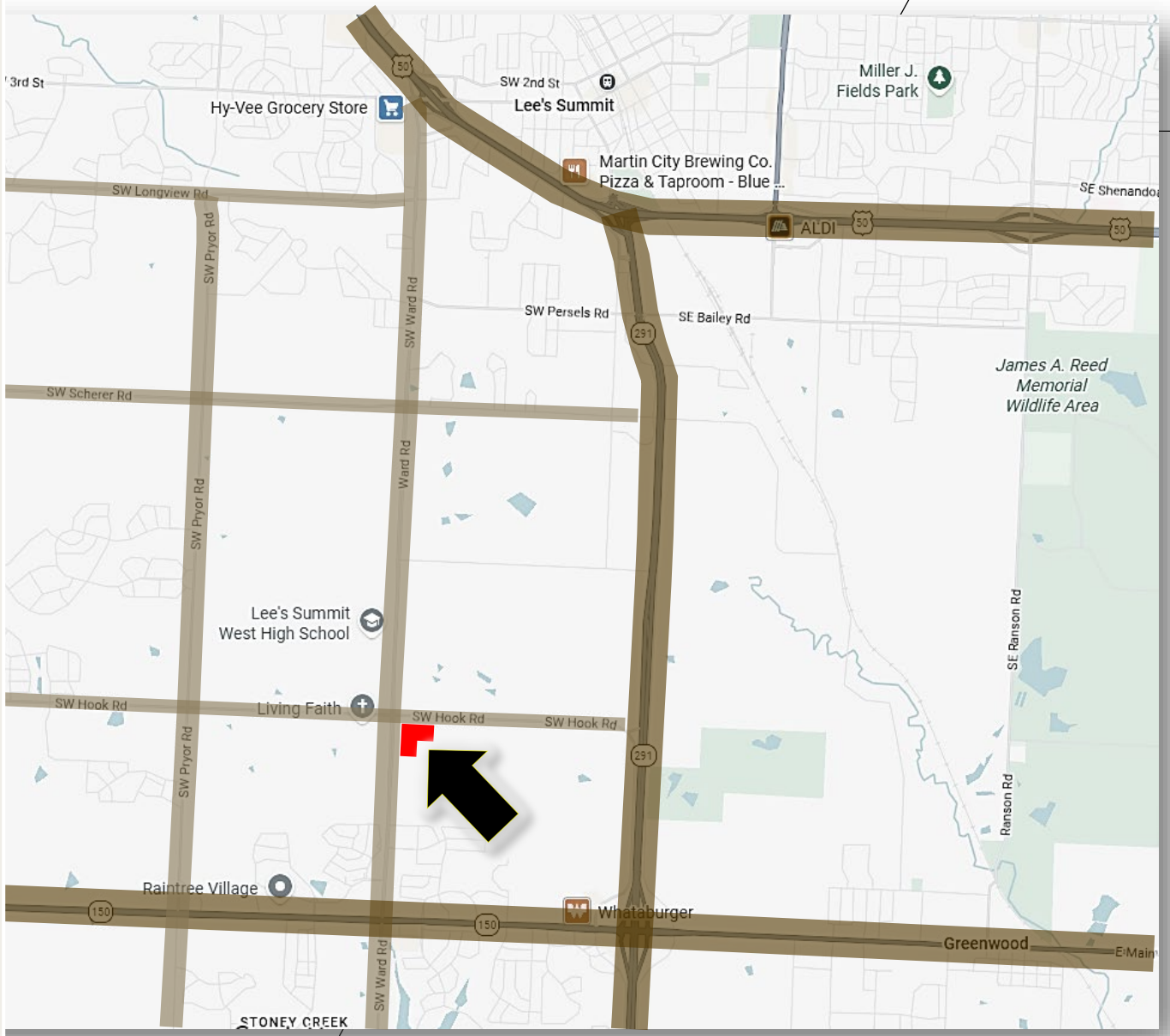
- **IGNITE Identifies Nodes for Commercial**
  Matches City's adopted long-range commercial node pattern.
- **Reduces Unnecessary Trips**
  Local retail keeps daily errands close to home and minimizes added traffic on Hwy 150.

Consistent with Established Node Pattern

This corner mirrors other successful arterial-to-arterial commercial nodes in Lee's Summit, including:

- *Longview & Pryor*
- *Todd George & Colbern*
- *Bailey & Hamblen*
- *Colbern at Prairie Lee Lake*

(All similarly classified intersections with neighborhood-scale commercial.)



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NEIGHBORHOOD-SCALE COMMERCIAL

The Right Use for This Corner

Small Scale, Neighborhood-Serving
13.5 acres dedicated to low-intensity, daily-needs retail—not regional traffic generators.

Low-Traffic, Low-Impact Uses
Shops and services that reduce longer trips and primarily support nearby residents.

Designed for Compatibility
Human-scale buildings, pedestrian connectivity, and natural buffering for a smooth transition to surrounding homes.

A Community Amenity
Purposefully planned to enhance neighborhood quality of life while buffering Ward and Hook Road.

*Images shown are for illustrative purposes only and do not represent final finishes or materials.

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COMPREHENSIVE PLAN

MEETS DENSITY TARGETS & EXPANDS HOUSING CHOICE

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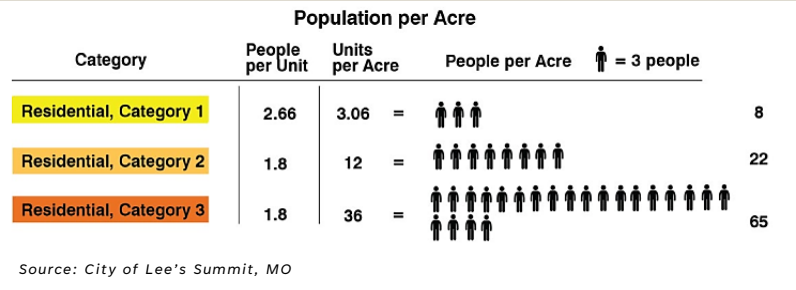
Alignment with Ignite! Plan

- Proposed densities meet Ignite!'s thresholds and advance the plan's vision for mixed housing and connected neighborhoods.



Community Integration & Housing Variety

Smooth Transitions

Single-family lots positioned next to existing neighborhoods for compatible character.

Real Choice

Townhomes + Active Adult Villas increase walkability and broaden housing options.

Missing Middle Housing

Attainable formats that align with Ignite's diversity and inclusivity goals.

Long-Term Quality

Durable finishes and elevated design standards reinforce lasting neighborhood value.

Metric	Ignite!	LEGACY RIDGE
Category 1		**Detached Residential**
Units/Acre	3.06	✓ **2.82** *(197 units/69.75± ac)*
People/Acre *(2.66/Unit)*	8.14	✓ **7.51** *(524 people/69.75± ac)*
Category 2		**Attached Residential**
Units/Acre	12.00	✓ **5.40** *(310 units/57.37± ac)*
People/Acre *(1.8/Unit)*	21.60	✓ **9.73** *(558 people/57.37± ac)*

Legacy Ridge meets Ignite! density targets for both categories while expanding attainable housing options with Missing Middle home types.

CRITICAL SHORTAGE OF AVAILABLE HOUSES

DRIVING UP PRICES & LIMITING HOUSING OPTIONS

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Current Market Snapshot

Most price ranges have just 1-3 months of inventory

Price Range	# of Active Listings	# of Sales	# of Pendings	Sell Price % of List Price	Avg. Days on Market	Remaining Months Inventory
$0-199,999	8	3	2	99%	73	3
$200,000-299,999	33	23	25	98%	48	1
$300,000-399,999	68	35	47	100%	39	2
$400,000-599,999	117	22	45	99%	52	5
$600,000-799,999	75	8	13	98%	34	9
$800,000-999,999	27	5	2	93%	150	5

Source: Trendgraphix, Inc. courtesy of ReeceNichols

Key Findings

- Most price ranges have **far less than 6 months of inventory (supply shortage)**
- **$300-599K homes** selling at **99-100% of list price**
- Limited supply driving up prices and reducing options

Takeaways

- Lee's Summit has a significant housing availability shortage.
- **Increasing supply is essential for affordability and community growth.**

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CLOSING SUMMARY

Community Collaboration

Your feedback guided this revised plan. Conversations with neighbors and direction from the Planning Commission played a central role in each refinement.

Plan Adjustments

Key updates include removing apartments, reducing overall density, increasing for-sale housing, and scaling the commercial area to better fit the surrounding neighborhood.

Commitment to Stewardship

We're committed to being long-term partners—prioritizing transparency, responsible design, and a community that aligns with the City's vision for sustainable, high-quality growth.

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THANK YOU

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