

Bailey Farm Rezoning and Preliminary Development Plan

#PL2021-105

June 10, 2021



LEE'S SUMMIT
MISSOURI



Yours Truly

Size of Property – 91 total acres

- 1.03 acres (R-1)
- 43.76 acres (RP-1)
- 46.21 acres (RP-2)

Number of Lots - 252 lots & 6 tracts

- 1 – single family lot (R-1)
- 103 – single family lots (RP-1)
- 116 – single family lots (RP-2)
- 32 – Two-family lots (RP-2)

Dwelling Units - 284 total

- 1 – single-family residence (R-1)
- 103 – single-family residences (RP-1)
- 116 – single-family residences (RP-2)
- 64 – two-family units (RP-2)

Density

- 2.8 units/acre (gross)
- 3.1 units/acre (excl. common area)
 - 0.97 units per acre - R-1 (4 max)
 - 2.2 units per acre - RP-1 (4 max)
 - 4.1 units per acre - RP-2 (7.5 max)





Aerial/Zoning Map



Front Elevation

- Lap siding
- Cedar shake
- Board and baton
- Stone/masonry/brick
- Stucco

Side/Rear

- Smart panel siding
- Speed lap siding
- Vinyl lap siding

Roof

- Composite Shingles
- Standing seam metal roof



LS

Elevations

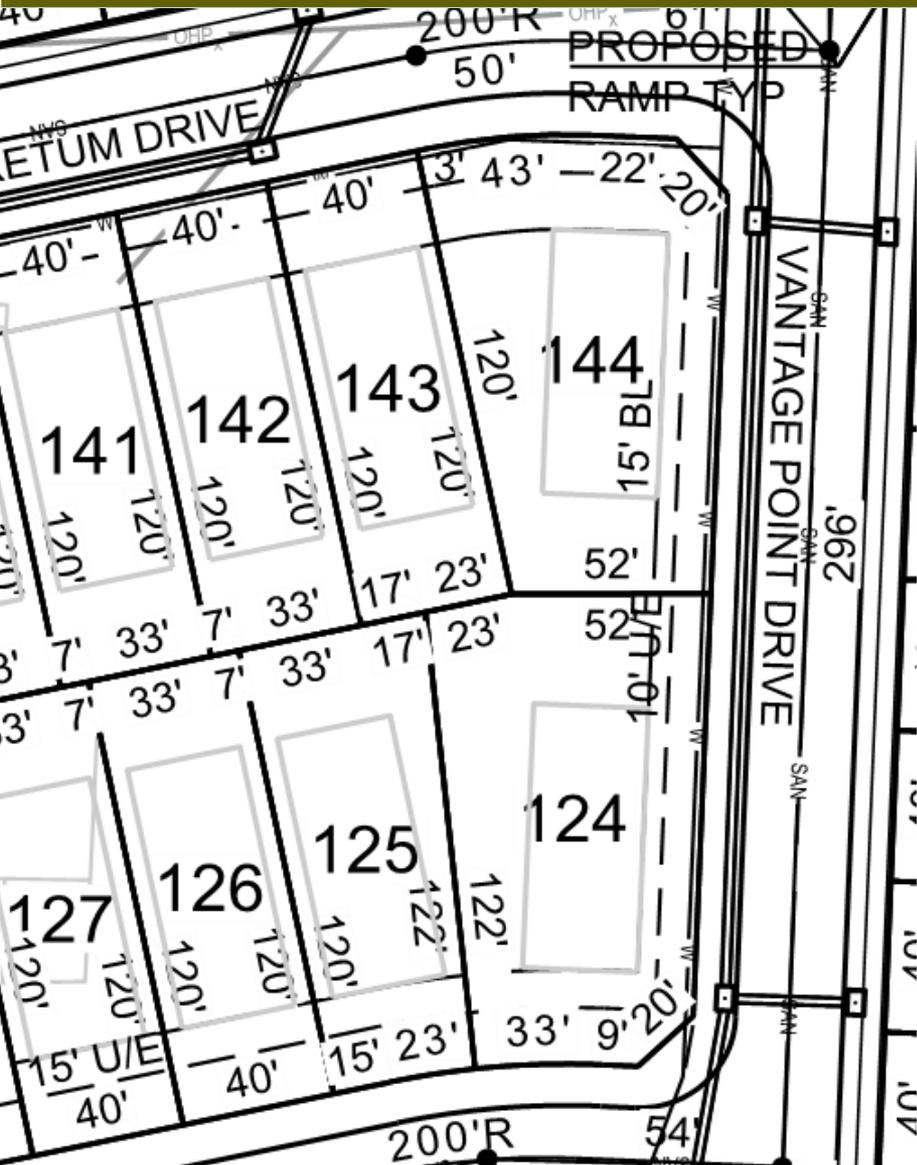


Minimum Lot width

- Required – Lot width of 60' for single family homes
- Proposed – 40' lot width for lots 104-176 and 50' lot width for lots 177-219

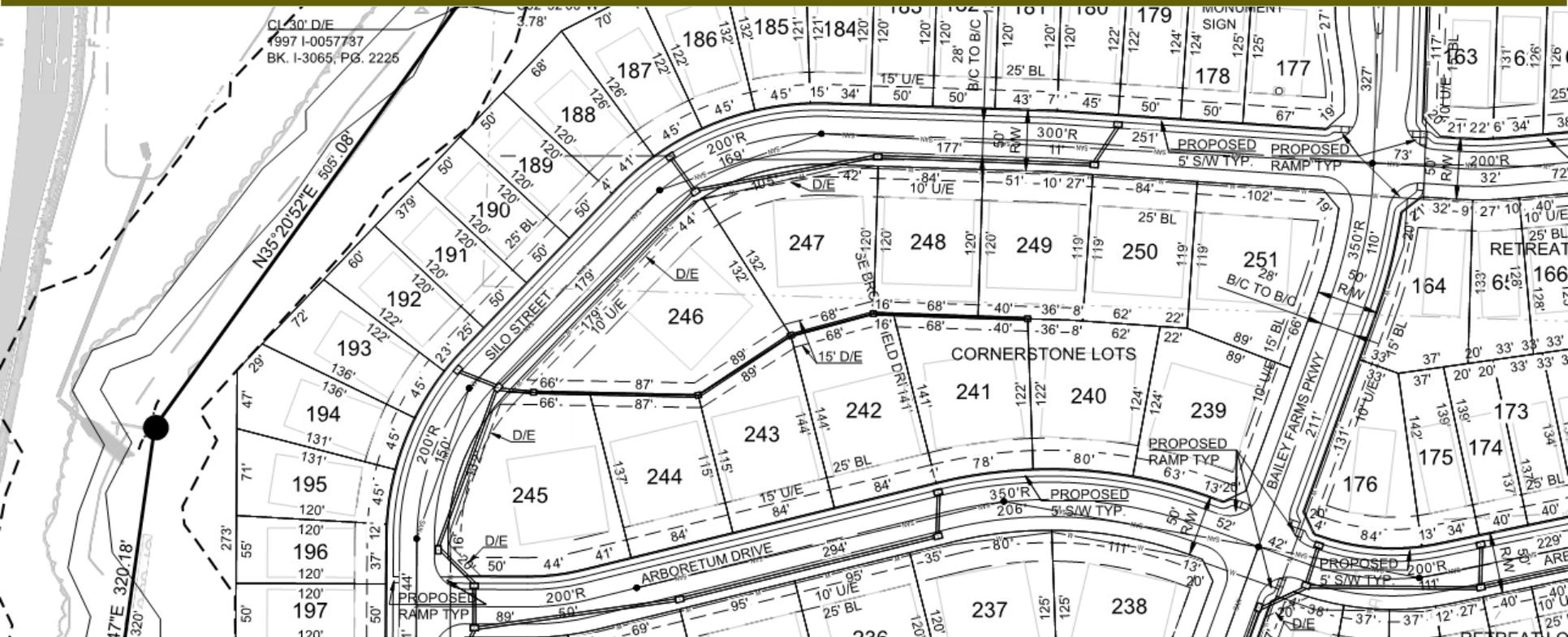
Minimum Lot area

- Required – lot area of 6,000 sf. for single family homes
- Proposed – 4,800 sf. lot area for lots 104-176



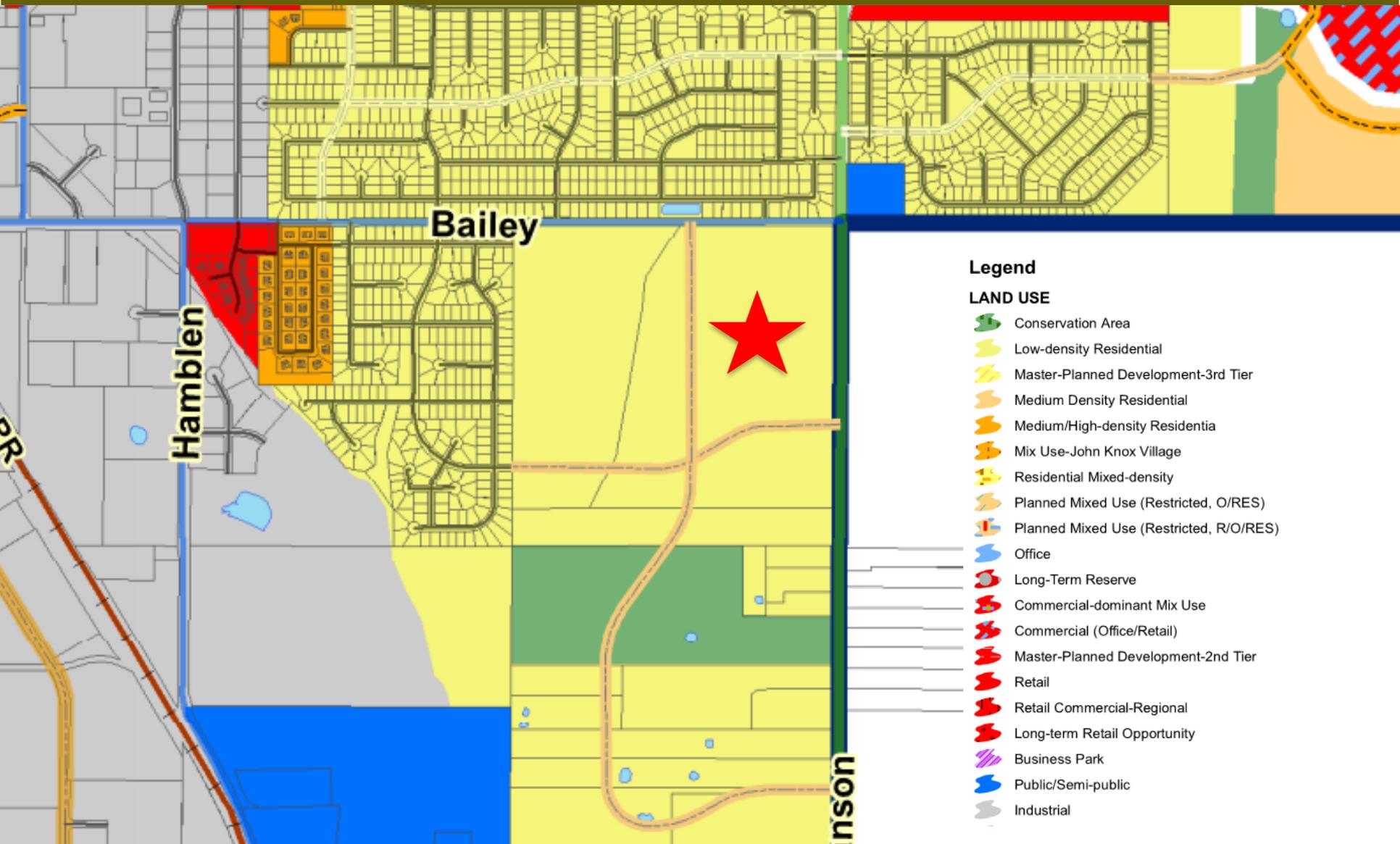
Corner Lot Minimum Principal Building Setbacks.

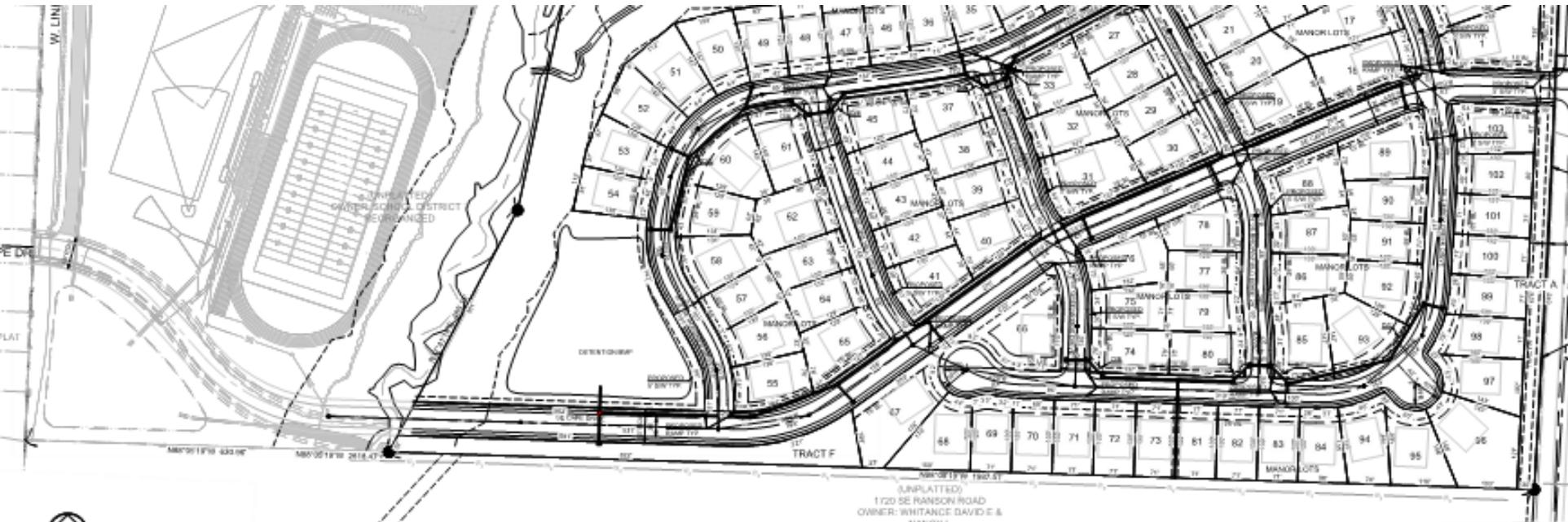
- Required – 20' corner lot minimum principal building setback (RP-2).
- Proposed – 15' corner lot minimum principal building setback for lots 104-251.



Maximum Block Length.

- Required – Max 640' (RP-2).
- Proposed – 740' for Silo Street.





Site Specific

- A modification shall be granted to the minimum lot width of 60' for single family homes to allow a 40' lot width for lots 104-176 and 50' lot width for lots 177-219.
- A modification shall be granted to the minimum lot area of 6,000 sf. for single family homes to allow a 4,800 sf. lot area for lots 104-176.
- A modification shall be granted to the 20' corner lot minimum principal building setback in the RP-2 zoning district to allow a 15' corner lot minimum principal building setback for lots 104-251.
- A modification shall be granted to the 640' maximum block length in the RP-2 district to allow a block length of 740' for SE Silo Street.
- Development shall be in accordance with the preliminary development plan dated May 27, 2021.
- Site development and architectural elevations shall be in accordance with plans and specifications submitted May 25, 2021 and May 28, 2021 and on file in the Development Services Department.
- The Developer shall execute a mutually satisfactory development agreement with the City, which addresses, at a minimum, the traffic-related improvements included in the Transportation Impact Analysis (TIA). No building permits shall be issued for any structure in the development until written proof is provided to the City that the development agreement has been recorded in the Jackson County Records' Office. All public improvements shall be substantially complete prior to any building permits being issued.
- A 10' wide shared use path shall be constructed along the west side of SE Ranson Road/Route RA from Bailey Road to the south property line in compliance with the Comprehensive Plan (Greenway Master Plan and Bicycle Transportation Plan amendments thereto) and Livable Streets Resolution.



Conditions of Approval