

## Legislation Details (With Text)

**File #:** BILL NO. 21-56  
**Name:**  
**Type:** Ordinance  
**Status:** Passed  
**File created:** 3/8/2021  
**In control:** City Council - Regular Session  
**On agenda:** 3/16/2021  
**Final action:** 3/23/2021  
**Title:** An Ordinance Approving a Development Agreement Between Clayton Properties Group, Inc., and the City of Lee's Summit, Missouri, for the Osage Residential Project.  
 (NOTE: First reading by Council on March 16, 2020. Passed by unanimous vote.)

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. Ordinance, 2. Development Agreement, 3. Rezoning Ordinance 8784, 4. Staff Letter for Rezoning, 5. Transportation Impact Analysis

Date	Ver.	Action By	Action	Result
3/23/2021	1	City Council - Regular Session	adopted and numbered	Pass
3/16/2021	1	City Council - Regular Session	advanced to second reading	Pass

An Ordinance Approving a Development Agreement Between Clayton Properties Group, Inc., and the City of Lee's Summit, Missouri, for the Osage Residential Project.  
 (NOTE: First reading by Council on March 16, 2020. Passed by unanimous vote.)

Issue/Request:

An Ordinance Approving a Development Agreement Between Clayton Properties Group, Inc., and the City of Lee's Summit, Missouri, for the Osage Residential Project.

Key Issues:

Approval of a development agreement to implement the recommendations of the Transportation Impact Analysis that was prepared for the Osage Residential Project.

Proposed City Council Motion:

I move for adoption of an Ordinance Approving a Development Agreement Between Clayton Properties Group, Inc., and the City of Lee's Summit, Missouri, for the Osage Residential Project.

Background:

On December 10, 2021, the City Council adopted Ordinance No. 8784 which approved the rezoning and preliminary development plan for the Osage Residential Project. The Osage is to be constructed by Clayton Properties Group, Inc., a Tennessee corporation doing business as Summit Homes, on approximately 32 acres located at the southwest corner of SW M-150 Highway and SW Pryor Road which is projected to consist of 32 single-family lots, 22 two-family structures, 21 four-family structures and 16 common area tracts, along with related infrastructure.

The Transportation Impact Analysis (TIA) prepared by the City Traffic Engineer and dated November 7, 2019 called for the construction of certain traffic improvements to serve the development. Each of the traffic improvements as set forth in the TIA is to be constructed prior to the issuance of any building permits for the development. Developer has requested that the City allow each of the traffic improvements to be completed

prior to the issuance of any temporary or final certificate of occupancy for any structure in the development. Staff is agreeable to this approach, and this is the approach that has been used on other recent projects. Developer is aware and acknowledges that occupancy of structures in the Project may be delayed, even though such structures may be complete, until certain of the public improvements as listed in the Development Agreement are substantially complete.

Impact/Analysis:

This ordinance and the Development Agreement do not obligate the City to undertake any costs or payments. The Development Agreement is solely to ensure that the required traffic improvements are completed and ready for service prior to the occupancy of any residential structure in the project.

Timeline:

Start: 2021

Finish: Developer expects to complete the public improvements in 2021.

David Bushek, Chief Counsel of Economic Development & Planning  
Dawn Bell, Project Manager

Staff recommends approval of this ordinance.