



Re: Woodside Ridge – Preliminary Development Plan

July 24, 2018

Dear Homeowner,

We are applicant for a proposed 112 acre single-family residential subdivision generally located 500' west of NW Pryor Road, north of the Sterling Hills subdivision, and south of the John Knox Village Care Center. The proposed subdivision will include new local residential streets with a total of 206 lots for upscale homes to be constructed on. The community, which will be called Woodside Ridge, will have its own separate homeowner's association with its own amenities (pool & cabana and walking trails). Attached is an 8.5"x11" copy of the plan for reference.

We have submitted an application and plans to the City of Lee's Summit for approval of a Preliminary Development Plan. This application will be heard by the Planning Commission on Tuesday, August 14, 2018 at 5:00 pm.

We would like to invite you to an informational meeting to discuss the proposed plan with you prior to the Planning Commission meeting.

Meeting date: August 6, 2018

Time: 6:00 p.m.

Location: Gamber Community Center - Shenandoah Area A  
4 SE Independence Ave  
Lee's Summit, MO

Please feel free to contact me at (816) 246-6700.

Sincerely,

Clayton Properties Group, Inc.

d/b/a Summit Homes

David W. Price

Vice President, Development

*Life happens here.*

DEVELOPMENT DATA TABLE									
1	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
2	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
3	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
4	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
5	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
6	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
7	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
8	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
9	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
10	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00

TRACT AREAS	
TRACT 1	1.00
TRACT 2	1.00
TRACT 3	1.00
TRACT 4	1.00
TRACT 5	1.00
TRACT 6	1.00
TRACT 7	1.00
TRACT 8	1.00
TRACT 9	1.00
TRACT 10	1.00

- GENERAL NOTES:
- EXISTING ZONING: R-1. NO CHANGE IN ZONING IS PROPOSED.
  - PROPOSED STREET RIGHT-OF-WAY SHALL BE 30'.
  - PROPOSED STREET WIDTH SHALL BE 20'.
  - PROPOSED STREET SHALL BE 10' WIDE.
  - PROPOSED STREET SHALL BE 10' WIDE.
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**NOTICE TO PROPERTY OWNERS  
PLANNING COMMISSION & CITY COUNCIL**

Date Notice Sent: July 24, 2018

Public hearings will be held on the following application during the meeting of the Planning Commission and City Council of the City of Lee's Summit as noted below.

**Application #** PL2018103 **Description of Proposal:** Preliminary Development Plan & Preliminary Plat

**Location of Property (Street Address):** NW Pryor Road & NW O'Brien Road

(location map must also be attached)

**Applicant:** Clayton Properties Group, Inc.

**Meeting of:** ☒ **Planning Commission**

**Date and Time of Hearing:** August 14, 2018, at 5:00 p.m.

☒ **City Council**

**Date and Time of Hearing:** September 06, 2018, at 5:00 p.m.

**Location of public hearing:**

☒ **City Council Chambers, City Hall, 220 SE Green St, Lee's Summit, Missouri**

☐ **Other:** \_\_\_\_\_  
(specify location)

All interested persons are invited to attend and will have an opportunity to be heard at the public hearing.

**Protest Petition:** Property owners within 185 feet of the property for which the public hearing is required before the City Council shall have the opportunity to submit a protest petition. The petition shall be in conformance with the Unified Development Ordinance and shall be filed with the office of the City Clerk prior to City Council action. Staff recommends petitions be filed at least two weeks prior to the City Council hearing so the validity of the protest will be verified prior to the hearing.

For more information, contact the Development Services Department, City of Lee's Summit, at (816) 969-1200.



Signature of Applicant or Agent

\*This notice is to be mailed by applicant at least fifteen (15) days prior to the date of the public hearing, to the last known record owner of all property within 185 feet from the boundaries of the property for which the application is being considered.

**To Applicant:** An affidavit must be filed with the Development Services Department prior to the public hearing, certifying that mailed notices have been sent in accordance with Section 4.160 of the Unified Development Ordinance.

- NOTES:
1. EXISTING ZONING: RP-3, EXISTING LAND USE: UNDEVELOPED
  2. NO. OF GAS WELLS ARE LOCATED ON THE PROPERTY INFORMATION: VARIOUS VIA MISSOURI DNR
  3. FEMA FLOODPLAIN DESIGNATION: AREA OF MINIMAL FLOOD HAZARD
  4. BOUNDARY AND SECTION LINES ARE SHOWN IN TOPOGRAPHY AND SURROUNDING CONTEXT

GENERAL	
1. 1" = 100'	2. 1" = 100'
3. 1" = 100'	4. 1" = 100'
5. 1" = 100'	6. 1" = 100'
7. 1" = 100'	8. 1" = 100'
9. 1" = 100'	10. 1" = 100'
11. 1" = 100'	12. 1" = 100'
13. 1" = 100'	14. 1" = 100'
15. 1" = 100'	16. 1" = 100'
17. 1" = 100'	18. 1" = 100'
19. 1" = 100'	20. 1" = 100'
21. 1" = 100'	22. 1" = 100'
23. 1" = 100'	24. 1" = 100'
25. 1" = 100'	26. 1" = 100'
27. 1" = 100'	28. 1" = 100'
29. 1" = 100'	30. 1" = 100'
31. 1" = 100'	32. 1" = 100'
33. 1" = 100'	34. 1" = 100'
35. 1" = 100'	36. 1" = 100'
37. 1" = 100'	38. 1" = 100'
39. 1" = 100'	40. 1" = 100'
41. 1" = 100'	42. 1" = 100'
43. 1" = 100'	44. 1" = 100'
45. 1" = 100'	46. 1" = 100'
47. 1" = 100'	48. 1" = 100'
49. 1" = 100'	50. 1" = 100'
51. 1" = 100'	52. 1" = 100'
53. 1" = 100'	54. 1" = 100'
55. 1" = 100'	56. 1" = 100'
57. 1" = 100'	58. 1" = 100'
59. 1" = 100'	60. 1" = 100'
61. 1" = 100'	62. 1" = 100'
63. 1" = 100'	64. 1" = 100'
65. 1" = 100'	66. 1" = 100'
67. 1" = 100'	68. 1" = 100'
69. 1" = 100'	70. 1" = 100'
71. 1" = 100'	72. 1" = 100'
73. 1" = 100'	74. 1" = 100'
75. 1" = 100'	76. 1" = 100'
77. 1" = 100'	78. 1" = 100'
79. 1" = 100'	80. 1" = 100'
81. 1" = 100'	82. 1" = 100'
83. 1" = 100'	84. 1" = 100'
85. 1" = 100'	86. 1" = 100'
87. 1" = 100'	88. 1" = 100'
89. 1" = 100'	90. 1" = 100'
91. 1" = 100'	92. 1" = 100'
93. 1" = 100'	94. 1" = 100'
95. 1" = 100'	96. 1" = 100'
97. 1" = 100'	98. 1" = 100'
99. 1" = 100'	100. 1" = 100'

