



Main Orchard  
Residential Subdivision  
Lee's Summit, MO



# Project Summary

Zoned:	RP-2
# of Lots	6
Area:	2.31 Acres
Density:	2.60 Lots/Acre (7.5 Units / Acre Allowed)
Comp Plan:	Old Town Master Plan

# Project Summary

- 6 Residential Family Lots with 1 Existing Home located at 510 NW Main Street.
- Lot 3 is the location of the existing home and the current plan is to construct a Garage with an upper level Loft

## House Characteristics

Minimum Floor Area	1,000 sf
Garage	Minimum Single Stall (Detached or Attached to Residence)
Garage Location	No street facing overhead garage doors (Detached or Attached)
Front Porch	Minimum width of 50% of Total House Width with a 6-foot depth
House Style	Single Story with Dormer or Two Story (American Foursquare, Bungalow, Craftsman)
Driveway Width at ROW	16 Feet





# Old Lee's Summit Development Master Plan

## Chapter IV, Section C "Old Lee's Summit"

*North of O'Brien Street, west of NE Main Street and east of NW Donovan Street. This general boundary includes underutilized and/or vacant lands that could be developed with additional residential housing stock for the Old Lee's Summit area.*



## Neighborhood Meeting

Meeting Date  
Location

10-10-19  
Gamber Center, Yellowstone Room

Questions

Will the new homes be rentals?  
-Expect these to be homeowners

What is the price of the new homes?  
-\$225,000 to \$325,000





### House Style

The style of the home should include

- Street facing front to promote pedestrian and neighborhood connectivity
- Driveway width at the street should be limited to 16
- Entry to the home shall incorporate a minimum of two steps from the sidewalk
- Front porch must incorporate a minimum of
  - Two column elements porch
  - Minimum 30% of the porch being constructed with a railing or knee wall.

### House Color and Material

The developer will have the authority to review and approve all home colors, materials and styles prior to building permit approval.

- Front of the House siding shall consist of multiple types of house siding
- Front and two sides of the home shall provide trim around window and door elements to be painted in a color that is different than the main body color of the house.
- The side and rear elevations shall maintain the principal home siding material around the entire perimeter of the home.
- The detached or attached garage shall maintain the same siding primary / secondary materials as the main house.

Acceptable materials for exterior siding of homes

- Wood Panel, Shingle
- Stone or Brick Veneer
- Real Brick or Stone
- Fiber Cement Lap Siding, Panel or Shingle

Excluded materials for exterior siding of homes

- Horizontal or Vertical Vinyl Siding
- Horizontal or Vertical Metal Siding
- Stucco

Home colors shall not be

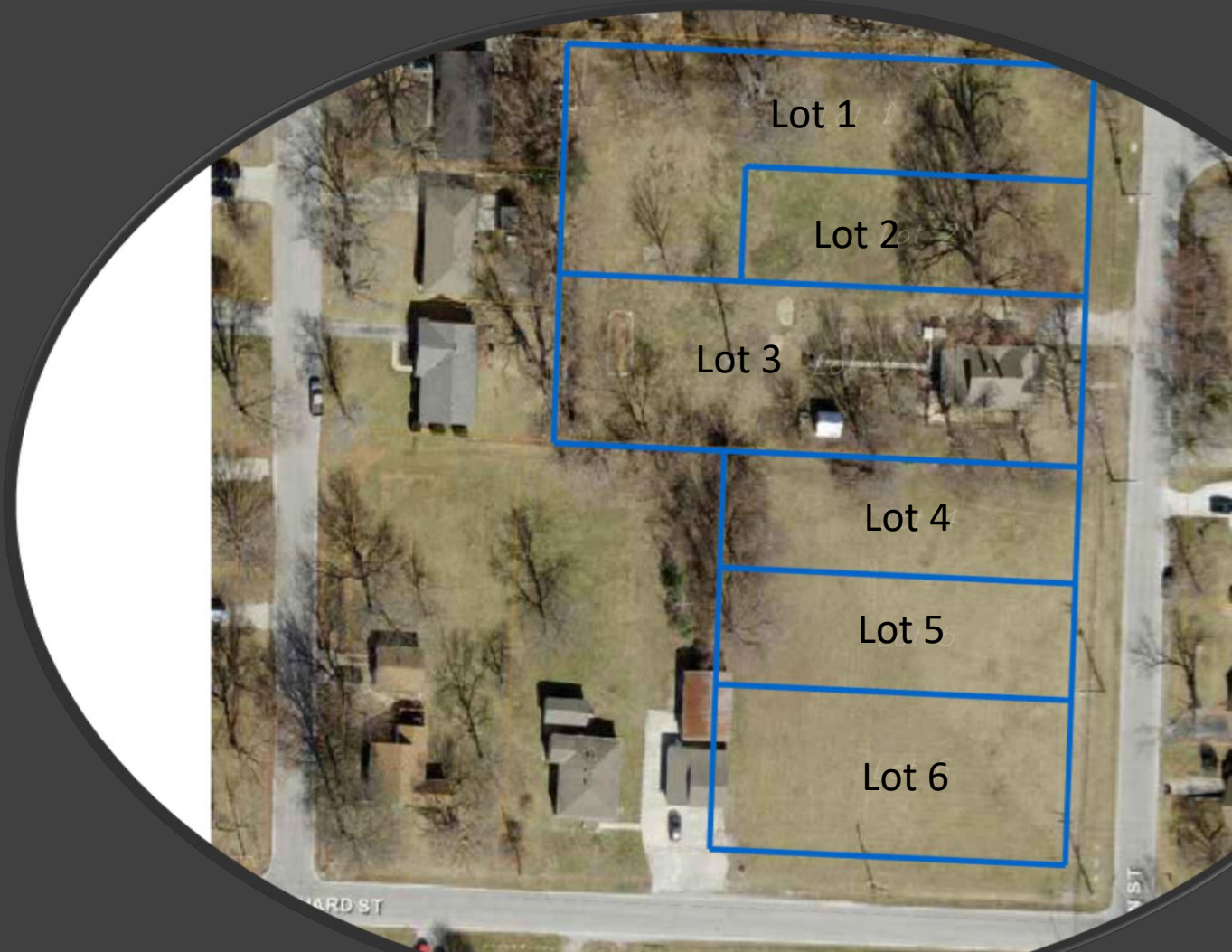
- High Contrasting Color Palettes
- Florescent





## Existing Home 510 NW Main St

Size	1,090 sf
Built	1920's
Style	Bungalow
Constructed on	Lot 3







## EXTERIOR FEATURES:

- Huge yard with grass, mature trees, and gardens
- Fully fenced dog run attached to house
- Entertainment-sized cement patio
- Large custom shed with loft storage
- Gravel driveway with ample parking
- Lovely front porch, perfect for rocking and relaxing with a glass of wine or tea



## INTERIOR FEATURES:

- Century-old charm & character completely renovated; move in ready
- Main floor laundry
- Unfinished basement
- 100% new electrical including new exterior service panel & pole, interior panel, ALL wiring, fixtures, & outlets
- 100% new interior plumbing using PEX lines throughout
- 100% new forced air 95% efficient YORK HVAC & AC units
- Totally remodeled chef's kitchen with commercial gas range, custom oven vent, hidden dishwasher, butcher block counters, large under mount stainless sink including disposal, & Kenmore fridge with ice maker
- Original hardwood flooring, doors and trim all refinished in 2016



Walking distance to parks, farmer's market, and downtown Lee's Summit.

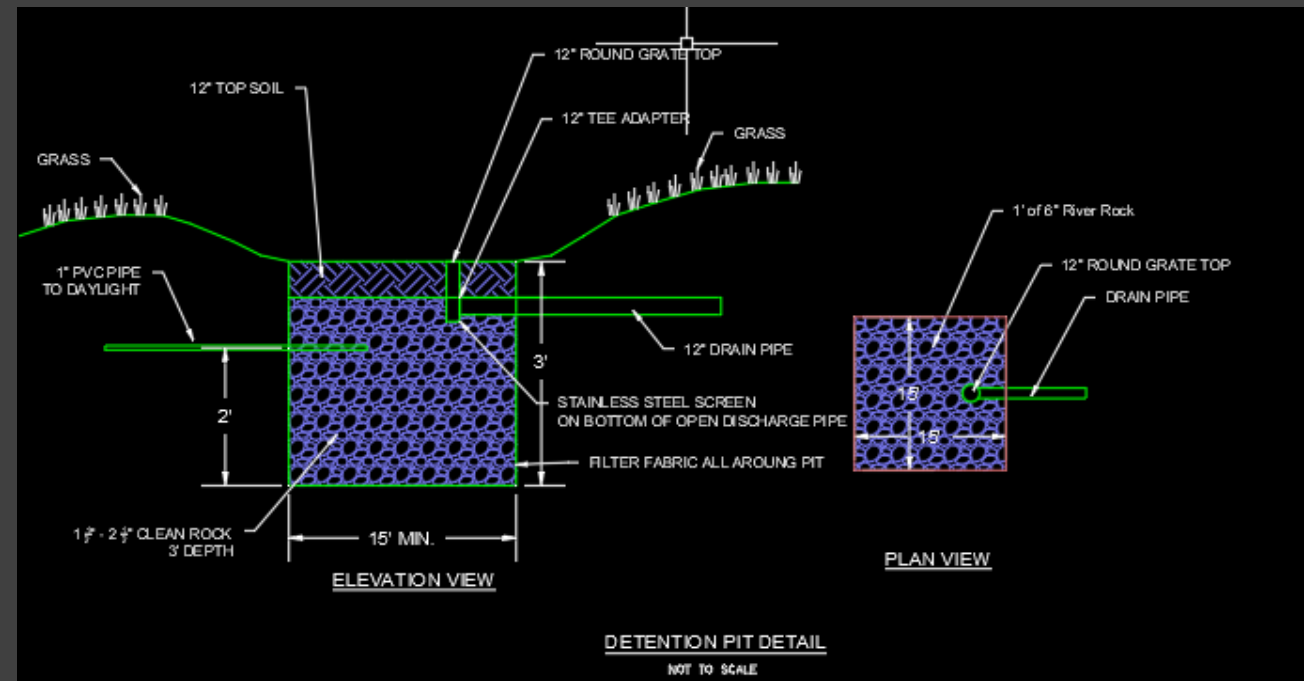
Convenient access to freeways, shopping, and many restaurants.

Award winning Lee's Summit R7 School District.



## Storm Drainage Runoff

- Each Lot will Drain all the roof area below grade and into a Detention Pit
- Decrease the peak runoff from the development
- Promote storm water quality







# Questions

---