

**NOTICE TO PROPERTY OWNERS  
PLANNING COMMISSION & CITY COUNCIL**

Date Notice Sent: \_\_\_\_\_, 20\_\_\_\_\_

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#:** PL2021105 **Description of Proposal:** Commercial Rezoning with Preliminary Development Plan

**Location of the Property (Street Address):** 1300 SE RANSON RD, LEES SUMMIT, MO 64081

**(location map must also be attached)**

**Applicant:** Summit Homes

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

**Date and Time of Hearing:** June 10, 2021 at 05:00 PM

**City Council**

**Date and time of Hearing:** July 6, 2021 at 06:00 PM

**Location of public hearing (check the line that applies):**

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

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

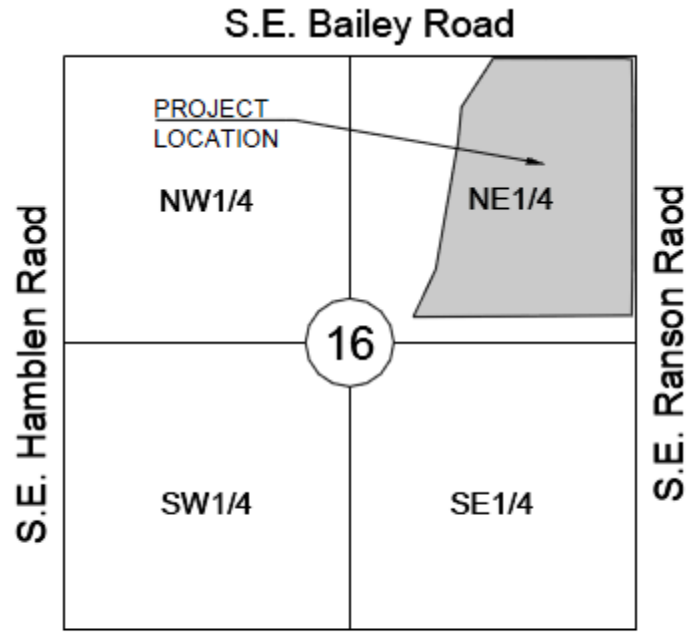
All interested persons are invited to attend and will have an opportunity to be heard at the public hearing.

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.

\*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 300 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.



SECTION 16-47-31



**LOCATION MAP**  
SCALE 1" = 2000'



# PRELIMINARY PLAT OF BAILEY FARMS

PART OF THE NE 1/4 OF SEC. 16-47-31  
IN THE CITY OF LEE'S SUMMIT, JACKSON COUNTY, MISSOURI  
S.E. Bailey Road

**SCHLAGEL**  
ENGINEERS, PLANNERS, SURVEYORS, LANDSCAPE ARCHITECTS  
14232 S. STATE ST.  
LEE'S SUMMIT, MO 64082  
(816) 492-1519 • Fax: (816) 492-8400  
WWW.SCHLAGELASSOCIATES.COM

**LEGEND:**  
■ FOUND MONUMENT AS NOTED  
● FOUND CONC. RW MARKER  
○ FOUND 1/2" REBAR UNLESS OTHERWISE NOTED  
○ SET 1/2" REBAR W/LS-8859-F CAP UNLESS OTHERWISE NOTED  
BL or B.L. - BUILDING LINE  
D/E - DRAINAGE EASEMENT  
P/L - PROPERTY LINE  
RW - RIGHT-OF-WAY  
S/E - SANITARY SEWER EASEMENT  
S/W - SIDEWALK  
U/E - UTILITY EASEMENT

**PROJECT LOCATION**  
NW1/4 NE1/4  
SW1/4 SE1/4  
SECTION 16-47-31  
LOCATION MAP  
SCALE 1" = 2000'  
BASIS OF BEARINGS: MISSOURI COORDINATE SYSTEM 1983  
WEST ZONE

**OWNER/DEVELOPER:**  
CLAYTON PROPERTIES GROUP, INC.  
DBA SUMMIT HOMES  
BRADLEY KEMPF  
120 SE 30TH STREET  
LEE'S SUMMIT, MO 64082  
p 816-246-6700  
FNA

**DESCRIPTION:** as provided in ALTA Commitment For Title Insurance, File Number: KCT-231160

**TRACT I:**  
The Northeast Quarter of Section 16, Township 47, Range 31, in Lee's Summit, Jackson County, Missouri, except the North 10 acres of the Northeast Quarter of the Northeast Quarter of said Section 16, and except that part in road.  
AND Except that part described as follows:  
Part of the Northeast Quarter of the Northeast Quarter of Section 16, Township 47, Range 31 West, in Lee's Summit, Jackson County, Missouri, being more particularly described as follows: Commencing at the Northwest corner of said Quarter Quarter Section, thence South 02 degrees 12 minutes 12 seconds West along the West line of said Quarter Quarter Section, a distance of 201.1 feet to the Point of Beginning; thence South 88 degrees 07 minutes 54 seconds East parallel with and 20.1 feet perpendicular to the North line of said Quarter Quarter Section, a distance of 135.0 feet; thence South 35 degrees 29 minutes 02 seconds West parallel with the South line of said Quarter Quarter Section, a distance of 330.18 feet; thence South 12 degrees 12 minutes 52 seconds West, a distance of 1167.75 feet; thence South 27 degrees 41 minutes 14 seconds West, a distance of 490.35 feet to a point on a line being 300.0 feet North of and perpendicular to the South line of said Quarter Quarter Section; thence North 88 degrees 05 minutes 19 seconds West parallel with the South line of said Quarter Quarter Section, a distance of 630.96 feet to a point on the West line of said Quarter Quarter Section, said point being 300.0 feet North of the Southwest corner thereof; thence North 02 degrees 12 minutes 12 seconds East, a distance of 230.43 feet to the Point of Beginning, all being subject to easements, rights of way and restrictions of record, as shown on Certificate of Survey filed December 1, 2011 as Document No. 2011E111965 in Book 36 at Page 64.

AND Further except that part described as follows:  
The Southerly 300 feet of the Northeast Quarter of Section 16, Township 47, Range 31 West, in Lee's Summit, Jackson County, Missouri, except that part lying within being more particularly described as follows: Commencing at the East Quarter corner of said Section 16, thence North 88 degrees 05 minutes 19 seconds West along the South line of the Northeast Quarter of said Section 16, a distance of 41.15 feet to the point on the existing West line of State Road 164 (also known as Ranson Road), said point being the point of beginning for this description; thence North 88 degrees 05 minutes 19 seconds West continuing along said South line, a distance of 261.33 feet to the Southwest corner of said Quarter Quarter Section; thence North 02 degrees 20 minutes 12 seconds East along the West line of said Quarter Quarter Section, also being the East line of "THE BERRYBERRY FOURTH PLAT", a subdivision in East City, County and State, a distance of 200.01 feet to a point being the North of and perpendicular to the South line of Quarter Section, thence South 88 degrees 05 minutes 19 seconds East parallel with the South line of said Quarter Section, a distance of 201.1 feet to the existing West line of State Road 164 (also known as Ranson Road); thence South 03 degrees 13 minutes 17 seconds West along said existing West line, a distance of 294.93 feet; thence South 02 degrees 13 minutes 12 seconds West continuing along said existing West line, a distance of 5.15 feet to the Point of Beginning.

**TRACT II:**  
The North 10 acres, more or less, of the Northeast Quarter of the Northeast Quarter of Section 16, Township 47 Range 31, in Lee's Summit, Jackson County, Missouri, except any part thereof in road.

**SITE DATA**  
EXISTING ZONING: AG  
PROPOSED ZONING: R-1, RP-1 & RP-2  
SITE AREA: 88.78 ACRES (3,872,256.8 S.F.) (TO EXIST, RW)  
R-1 SITE AREA (ESTATE LOT): 1.03 ACRES (TO CENTER OF ADJ. STREETS)  
RP-2 SITE AREA: 43.76 ACRES (TO CENTER OF ADJ. STREETS)  
TOTAL NUMBER OF SINGLE FAMILY LOTS PROPOSED: 219 LOTS (EXCL. ESTATE LOT)  
TOTAL NUMBER OF ATTACHED VILLA LOTS PROPOSED: 32 LOTS (64 UNITS)  
MAX. IMPERVIOUS AREA PER LOT ALLOWED BY CODE: 60%  
MAX. IMPERVIOUS AREA PROPOSED: 60%  
OPEN SPACE AREA REQUIRED BY CODE (10%): 8.88 ACRES  
OPEN SPACE PROVIDED: 14.94 ACRES (TRACTS C AND E), 3.19 DUAC  
GROSS DENSITY: 3.19 DU/AC  
NET DENSITY (EXCL. OPEN SPACE): 3.83 DU/AC

**MANOR AT BAILEY FARMS LOT DATA (LOTS 1-103)**  
TOTAL NUMBER OF LOTS: 103 SINGLE FAMILY  
PROPOSED ZONING: RP-1  
DENSITY ALLOWED (CODE SEC 6.030 TABLE 6-2): 4 DU/AC MAX.  
DENSITY PROPOSED: 2.94 DU/AC (EXCL. OPEN SPACE)  
MINIMUM LOT SIZE PER UNIT REQUIRED (CODE SEC 6.030 TABLE 6-2): 6,000 S.F.  
MINIMUM LOT DIMENSIONS (CODE SEC 6.030 TABLE 6-2): 60' X 110'  
SETBACKS (CODE SEC 6.040 TABLE 6-3 & SEC 6.060 TABLE 6-5):  
FRONT YARD: 20 FEET BLDG., 25 FEET FRONT FACING GARAGE  
REAR YARD: 20 FEET  
INTERIOR SIDE YARD: 5 FEET  
STREET SIDE YARD CORNER TO CORNER: 15 FEET  
STREET SIDE YARD CORNER TO INTERIOR: 25 FEET  
REQUESTED MODIFICATIONS: NONE

**RETRAIT AT BAILEY FARMS LOT DATA (LOTS 104-176)**  
TOTAL NUMBER OF LOTS: 73 SINGLE FAMILY  
PROPOSED ZONING: RP-2  
DENSITY ALLOWED (CODE SEC 6.030 TABLE 6-2): 7.5 DU/AC  
DENSITY PROPOSED: 5.87 DU/AC (EXCL. OPEN SPACE)  
MINIMUM LOT SIZE PER UNIT REQUIRED (CODE SEC 6.030 TABLE 6-2): 6,000 S.F.  
MINIMUM LOT DIMENSIONS (CODE SEC 6.030 TABLE 6-2): 60' X 100'  
MINIMUM LOT DIMENSIONS PROPOSED: 40' X 120'  
SETBACKS (CODE SEC 6.040 TABLE 6-3 & SEC 6.060 TABLE 6-5):  
FRONT YARD: 20 FEET BLDG., 25 FEET FRONT FACING GARAGE  
REAR YARD: 20 FEET  
INTERIOR SIDE YARD: 5 FEET  
STREET SIDE YARD CORNER TO CORNER: 15 FEET  
STREET SIDE YARD CORNER TO INTERIOR: 25 FEET  
REQUESTED MODIFICATIONS:  
1. LOT WIDTH REDUCTION FROM 60' TO 40'  
2. LOT AREA REDUCTION FROM 6,000 S.F. TO 4,800 S.F.  
3. ALLOW THE 15' STREET SIDE SETBACKS IN TABLE 6-5

**TRILOGY AT BAILEY FARMS LOT DATA (LOTS 177-219)**  
TOTAL NUMBER OF LOTS: 43 SINGLE FAMILY DETACHED  
PROPOSED ZONING: RP-2  
DENSITY ALLOWED (CODE SEC 6.030 TABLE 6-2): 7.5 DU/AC  
DENSITY PROPOSED: 3.05 DU/AC (EXCL. OPEN SPACE)  
MINIMUM LOT SIZE PER UNIT REQUIRED (CODE SEC 6.030 TABLE 6-2): 6,000 S.F.  
MINIMUM LOT DIMENSIONS (CODE SEC 6.030 TABLE 6-2): 60' X 100'  
MINIMUM LOT DIMENSIONS PROPOSED: 50' X 120'  
SETBACKS (CODE SEC 6.040 TABLE 6-3 & SEC 6.060 TABLE 6-5):  
FRONT YARD: 20 FEET BLDG., 25 FEET FRONT FACING GARAGE  
REAR YARD: 20 FEET  
INTERIOR SIDE YARD: 5 FEET  
STREET SIDE YARD CORNER TO CORNER: 15 FEET  
STREET SIDE YARD CORNER TO INTERIOR: 25 FEET  
REQUESTED MODIFICATIONS:  
1. LOT WIDTH REDUCTION FROM 60' TO 50'  
2. ALLOW THE 15' STREET SIDE SETBACKS IN TABLE 6-5

**TRILOGY AT BAILEY FARMS LOT DATA (LOTS 220-251)**  
TOTAL NUMBER OF LOTS: 32 SINGLE FAMILY ATTACHED  
PROPOSED ZONING: RP-2  
DENSITY ALLOWED (CODE SEC 6.030 TABLE 6-2): 7.5 DU/AC  
DENSITY PROPOSED: 3.05 DU/AC (EXCL. OPEN SPACE)  
MINIMUM LOT SIZE PER UNIT REQUIRED (CODE SEC 6.030 TABLE 6-2): 4,500 S.F. PER UNIT (9,000 S.F. PER BLDG.)  
MINIMUM LOT DIMENSIONS (CODE SEC 6.030 TABLE 6-2): 10,025 S.F.  
MINIMUM LOT DIMENSIONS PROPOSED: 84' X 115'  
SETBACKS (CODE SEC 6.040 TABLE 6-3 & SEC 6.060 TABLE 6-5):  
FRONT YARD: 20 FEET BLDG., 25 FEET FRONT FACING GARAGE  
REAR YARD: 20 FEET  
INTERIOR SIDE YARD: 5 FEET  
STREET SIDE YARD CORNER TO CORNER: 15 FEET  
STREET SIDE YARD CORNER TO INTERIOR: 25 FEET  
REQUESTED MODIFICATIONS:  
1. ALLOW THE 15' STREET SIDE SETBACKS IN TABLE 6-5  
2. ALLOW A BLOCK LENGTH OF 720'

**NOTES:**  
1. BOUNDARY INFORMATION BASED ON RECORDED PLATS AND SURVEY PREPARED BY SCHLAGEL.  
2. BASIS OF BEARINGS OF THE MISSOURI COORDINATE SYSTEM OF 1983, MISSOURI ZONE WEST.  
3. TOPOGRAPHY AND EXISTING CONDITIONS FROM LEE'S SUMMIT GIS.  
4. UTILITIES ARE SHOWN FROM THE BEST AVAILABLE INFORMATION. ABOVE GROUND STRUCTURES WERE FIELD LOCATED. ALL UTILITIES THAT EXIST MAY NOT BE SHOWN.  
5. AN EASEMENT OR LICENSE WILL GRANTED TO THE CITY OF LEE'S SUMMIT, MISSOURI TO LOCATE, CONSTRUCT AND MAINTAIN, OR TO AUTHORIZE THE LOCATION, CONSTRUCTION AND MAINTENANCE OF SIDEWALKS, RAILS, WALKS, ANCHORS, CONDUITS AND OTHER STRUCTURES FOR PEDESTRIAN ACCESS, GAS, SANITARY SEWER, STORM SEWER, SURFACE DRAINAGE CHANNEL, ELECTRICITY, TELEPHONE, CABLE TELEVISION, OR ANY OTHER NECESSARY PUBLIC UTILITY OR SERVICES, ANY OR ALL OF THEM, UPON, OVER, OR UNDER THOSE AREAS DESIGNATED UPON THIS PLAT AS UTILITY EASEMENTS OR "U/E" OR WITHIN ANY STREET OR THOROUGHFARE DEDICATED TO PUBLIC USE.  
6. FLOODING OF ALL TRACTS, LOTS, AND PROPERTIES IN THIS SUBDIVISION SHALL HEREAFTER BE SUBJECT TO THE COVENANTS AND RESTRICTIONS, WHICH INSTRUMENTS ARE TO BE RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF JACKSON COUNTY, MISSOURI, AS PROVIDED ABOVE, AND WHICH WILL BECOME A PART OF THE DEDICATION OF THE PLAT.  
7. ALL CONSTRUCTION MUST COMPLY WITH THE MOST RECENT ADMITTED CITY CODE, ORDINANCES, AND DESIGN STANDARDS.  
8. BASED ON THE GEOLOGIC DATA ON MISSOURI DEPARTMENT OF NATURAL RESOURCES WEB SITE THERE ARE NO KNOWN WELLS ON THE SITE.  
9. FLOOD NOTE: SUBJECT PROPERTY LIES WITHIN FLOOD ZONE X, DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN AS SHOWN ON THE FLOOD INSURANCE RATE MAP 20090204365, PANEL 438 OF 628, PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, REVISED JANUARY 20, 2011. THE REMAINING PORTION OF THIS PROPERTY LIES WITHIN ZONE X, DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN AS SHOWN ON THE FLOOD INSURANCE RATE MAP 20090204365, PANEL 438 OF 628, PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, REVISED JANUARY 20, 2011.  
10. TRACTS A-F ARE TO BE DEDICATED TO THE HOMES ASSOCIATION AND USED AS COMMON AREA AND DETENTION.  
11. NO LOTS WILL BE ALLOWED DIRECT DRIVEWAY ACCESS TO SE BAILEY ROAD OR SE RANSON ROAD.  
12. ALL NEW STREET UTILITIES, AND OTHER SITE IMPROVEMENTS SHALL BE CONSTRUCTED AS REQUIRED BY THE CITY OF LEE'S SUMMIT.  
13. ALL NEW SIDEWALKS SHALL BE 5 FEET IN WIDTH.  
14. SIDEWALKS SHALL BE INSTALLED ON BOTH SIDE OF COLLECTOR STREETS. SIDEWALKS SHALL BE CONSTRUCTED ON ONE SIDE OF ALL RESIDENTIAL STREETS. SIDEWALKS ON THE FRONT OF COMMON AREA TRACTS AND UNPLATTED PROPERTY AND CONSTRUCTED AT THE TIME THE INFRASTRUCTURE IS CONSTRUCTED.

**REVISIONS:**  
NO. DATE BY DESCRIPTION  
1 4/18/2021 C/C COMMENTS  
2 5/11/2021 C/C COMMENTS  
3 5/11/2021 C/C COMMENTS  
4 5/11/2021 C/C COMMENTS  
5 5/11/2021 C/C COMMENTS  
6 5/11/2021 C/C COMMENTS  
7 5/11/2021 C/C COMMENTS  
8 5/11/2021 C/C COMMENTS  
9 5/11/2021 C/C COMMENTS  
10 5/11/2021 C/C COMMENTS  
11 5/11/2021 C/C COMMENTS  
12 5/11/2021 C/C COMMENTS  
13 5/11/2021 C/C COMMENTS  
14 5/11/2021 C/C COMMENTS  
15 5/11/2021 C/C COMMENTS

PREPARED BY:  
SCHLAGEL & ASSOCIATES, P.A.

BAILEY FARMS  
PRELIMINARY PLAN & PLAT  
SE BAILEY ROAD AND SE RANSON ROAD  
LEE'S SUMMIT, MISSOURI

NO.	DATE	BY	DESCRIPTION
1	4/18/2021	C/C	COMMENTS
2	5/11/2021	C/C	COMMENTS
3	5/11/2021	C/C	COMMENTS
4	5/11/2021	C/C	COMMENTS
5	5/11/2021	C/C	COMMENTS
6	5/11/2021	C/C	COMMENTS
7	5/11/2021	C/C	COMMENTS
8	5/11/2021	C/C	COMMENTS
9	5/11/2021	C/C	COMMENTS
10	5/11/2021	C/C	COMMENTS
11	5/11/2021	C/C	COMMENTS
12	5/11/2021	C/C	COMMENTS
13	5/11/2021	C/C	COMMENTS
14	5/11/2021	C/C	COMMENTS
15	5/11/2021	C/C	COMMENTS

PRELIMINARY PLAN & PLAT - OVERALL  
SHEET  
**C2.0**



SCALE: 1" = 100'