



April 30th, 2024

Scott Ready – Project Manager
City of Lee Summit, MO
220 SE Green St
Lee Summit, MO 64063

RE: PL2024073: Cobey Creek Preliminary Development Plan Narrative

The original rezoning and Preliminary Development Plan for the property located at 500 SE M-150 Highway was initiated by JCM Development, LLC and Hg Consult, Inc. in April of 2018 and approved by the Lee's Summit City Council in July of the same year. This plan proposed a mix of commercial development along the northern edge of M-150 with R-1 and R-2 residential zoning throughout the remainder of the property providing both single family and two-family residential lots. Engineering plans for the first phase of the development were approved in early 2020 and construction commenced shortly thereafter and continues today. Clayton Properties Group (Summit Homes) has since acquired the property and is working in conjunction with OWN to redesign the future phases of the development to suit the current market conditions while still providing a product of the highest quality.

Summit Homes is striving to respond to the need of the "Missing Middle" price range of homes to Lee's Summit by offering a high-quality attainable product. *The term "Missing Middle" is borrowed from the City's comprehensive plan wherein it is described as a desired price range of quality housing for the City of Lee's Summit which is the product this development application represents.* The new layout of the development complements the first plat by providing products that meet all of the existing covenants, conditions and restrictions. The homes proposed in the new plats/phases will be of comparable square footage to what was approved and constructed in the 1st plat. The elevation trim and landscape packages will equal those used in the 1st plat so we keep the high-quality feel of the streetscape throughout the entire development and all future plats/phases. The long block length on the northern portion of the development, previously approved through a deviation, has been eliminated to provide better circulation, access and to break up long runs of lots.

The new layout of the development utilizes a more efficient use of the space while maintaining future connectivity points to the surrounding parcels. Summit Homes has expanded the residential product offerings to include not only single family and two-family lots approved in the first PDP, but also a limited number of 4-plexes placed strategically in the northern portion of the site to help address the "Missing Middle" range of home pricing available. As per the approved PDP, single-family lots are proposed adjacent to existing single-family homes on the east side of the development (lots 162-174). The approved PDP duplexes portion of the development (lots 31-91) will remain as duplexes and has been reworked to provide increased circulation and a more traditional grid street system. The tract for the Community Building and outdoor pool remains in the same location as the approved 2nd plat plans and proposes additional open recreation green space and space for the requested playground equipment. A row of medium sized single-family lots is proposed in the third plat to provide a transition buffer between the denser fourth and fifth plats. Landscape tracts and various pocket parks are planned throughout the development as additional common/green space areas. The commercial portion of the development will remain as approved in the previous PDP.