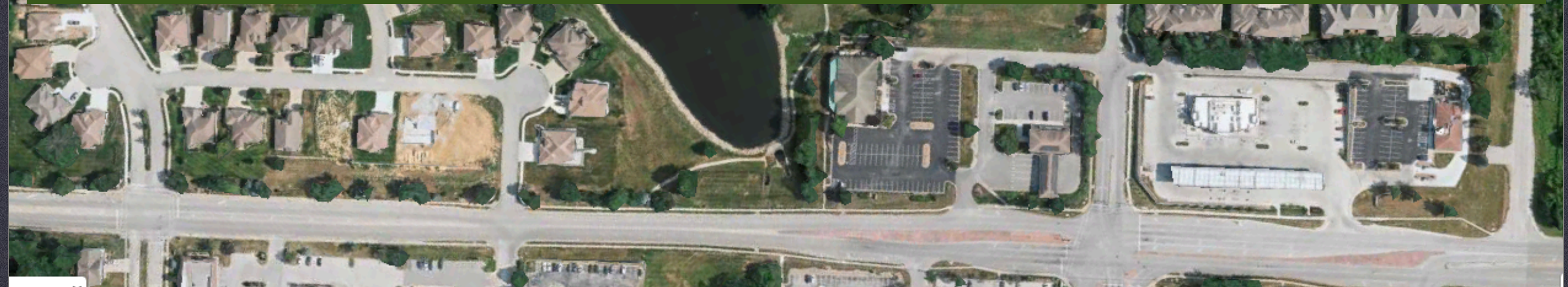


PL2024-217 REZONING APPLICATION



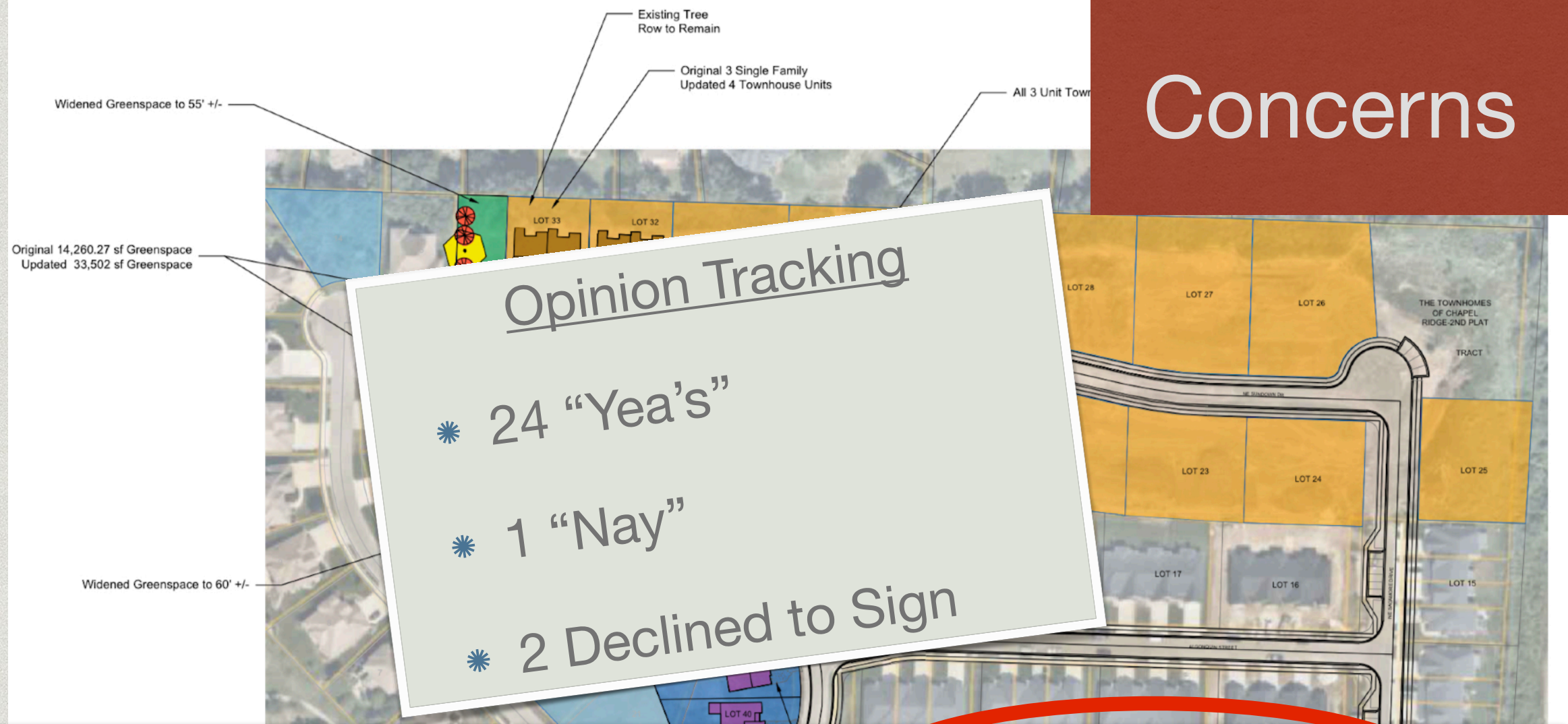
Chapel Ridge Neighborhood Input
Lakewood, Lee's Summit

PL2024-217 Rezoning



PL2024-217 Rezoning

Concerns



Choyce LLC & Kevin Higdon Builders:

~~GOOD NEIGHBOR~~

- * Trust
- * Covenants, Conditions, and Restrictions (CCR's)
- * Maintenance

2020 Rezoned for Townhomes

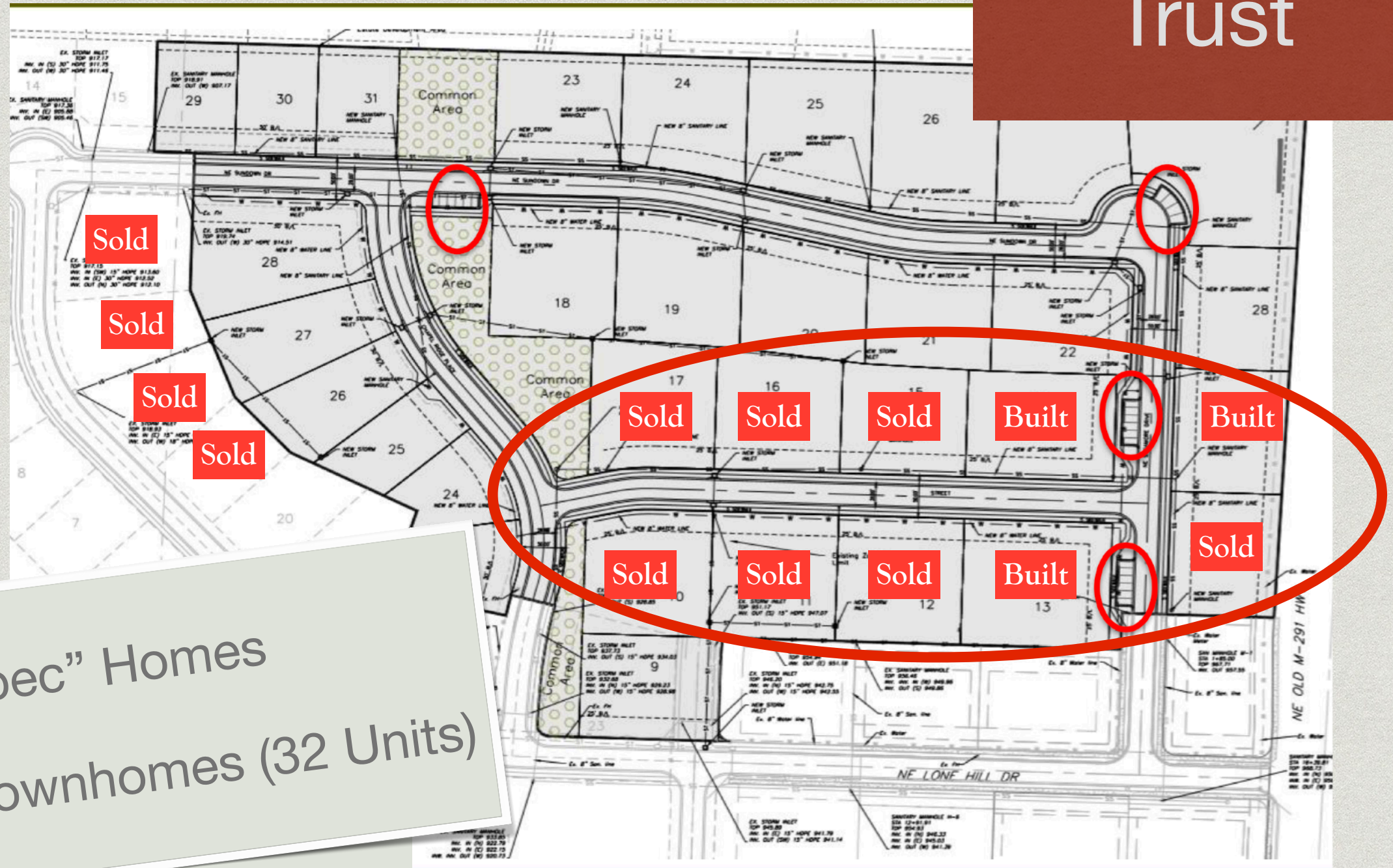
Trust



- * 9 Estate Lots
- * 22 Townhome Lots

Activity: 2020 - 2024

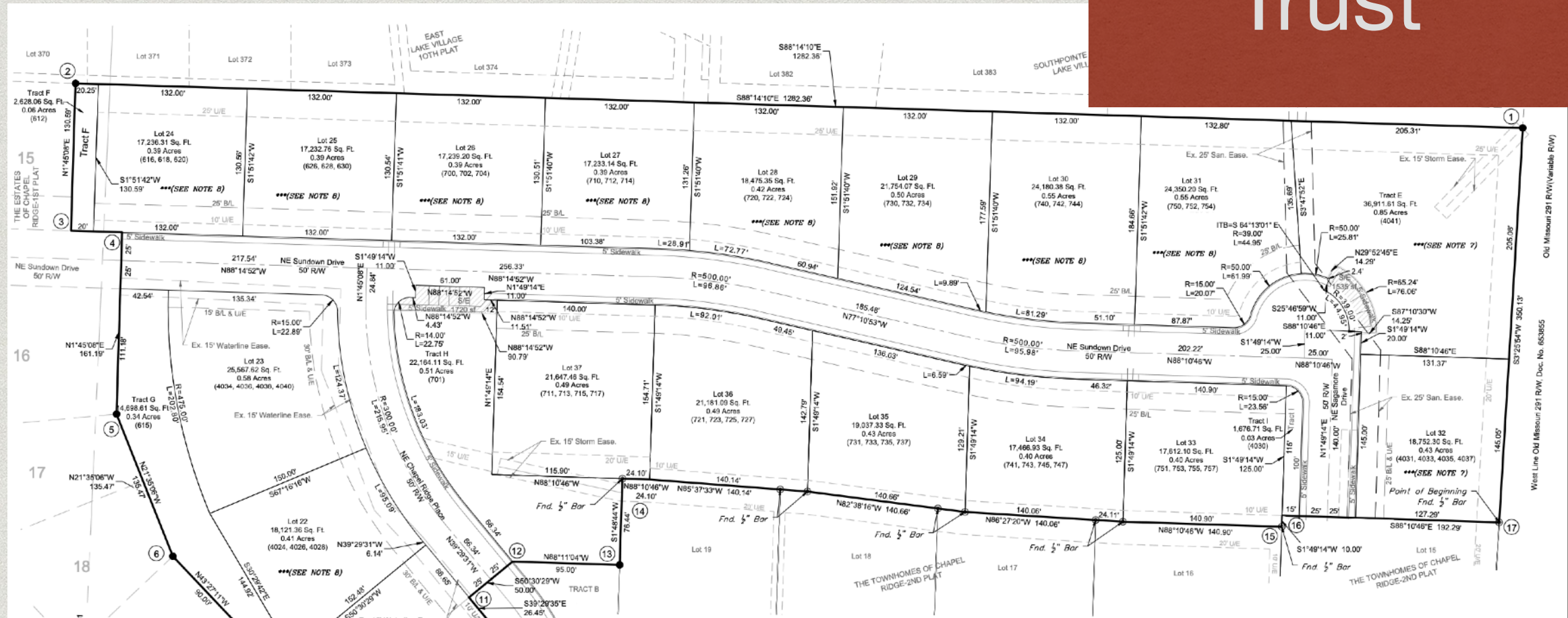
Trust



- * 4 "Spec" Homes
- * 10 Townhomes (32 Units)

Good Neighbor

Trust



Initial Plan - May 2024

✳ NO Single Family Lots

APPROVED:
PUBLIC WORKS / ENGINEERING

GEORGE M BINGER, III P.E., CITY ENGINEER DATE

DEVELOPMENT SERVICES DEPARTMENT

JOSHUA JOHNSON, AICP DATE
DIRECTOR OF DEVELOPMENT SERVICES

PLANNING COMMISSION

SECRETARY DATE

CITY OF LEE'S SUMMIT:

MAYOR AND CITY COUNCIL CERTIFICATION:

THIS IS TO CERTIFY THAT THE ACCOMPANYING PLAT OF THE TOWNHOMES OF CHAPEL RIDGE-3RD PLAT LOTS 20-38 & TRACTS E-I WAS SUBMITTED TO AND DULY APPROVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF LEE'S SUMMIT, MISSOURI THIS ____ DAY OF ____ 20 ____ BY ORDINANCE NO. ____

WILLIAM A. BAIRD, MAYOR DATE

TRISHA FOWLER ARCURI, CITY CLERK DATE

JACKSON COUNTY:

APPROVED: ASSESSOR'S OFFICE

JACKSON COUNTY GIS DATE

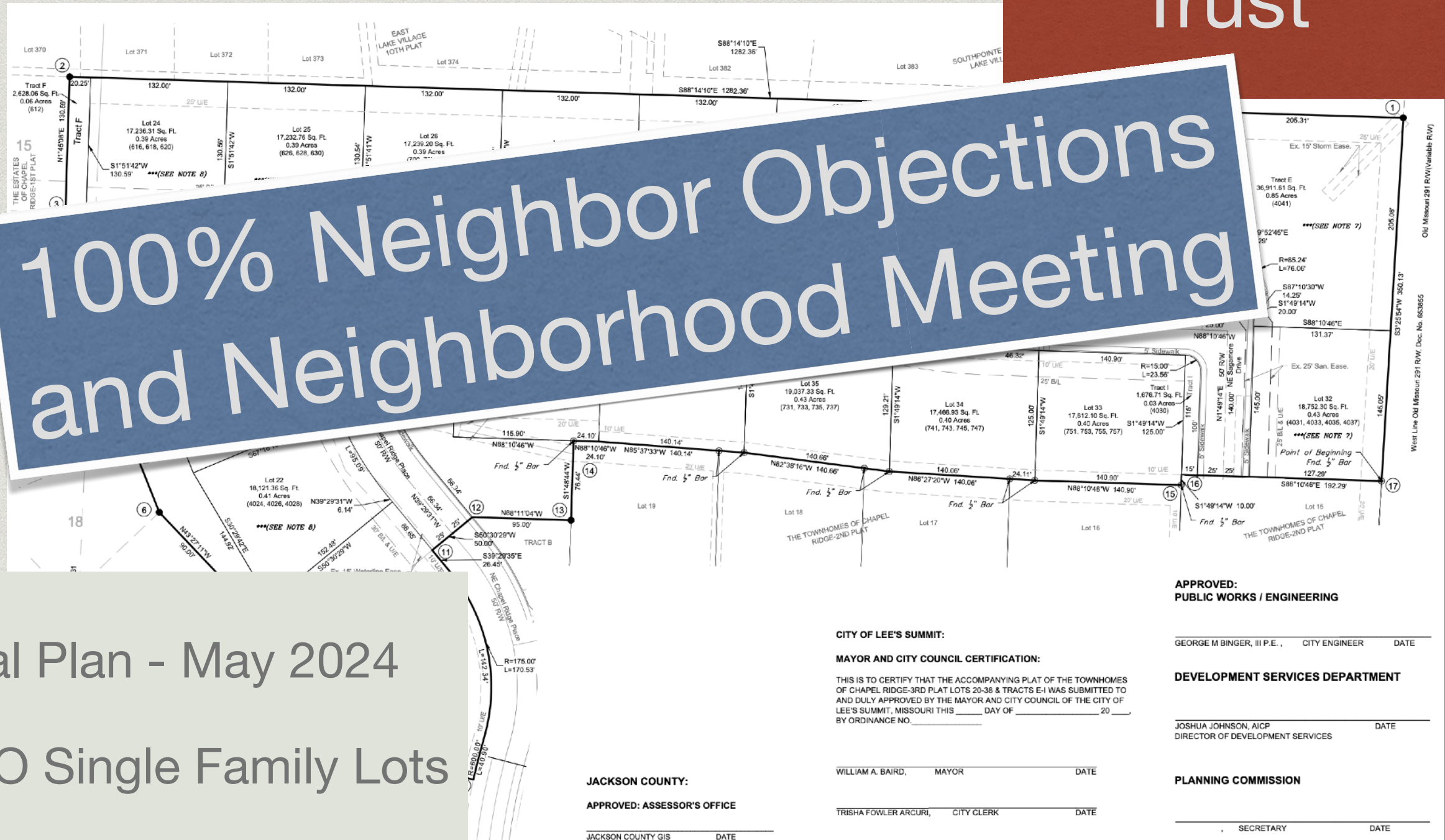
Good Neighbor

Trust

100% Neighbor Objections and Neighborhood Meeting

Initial Plan - May 2024

✱ NO Single Family Lots



PL2024-217 Rezoning

Revised



- * 7 Villa Lots
- * 14 Townhome Lots

Good Neighbor

CCR's

NE Dick Howser Ct

600 608

603 606

607 610

611 615

NE Sundown Dr

NE Lone Hill Dr

Basic Information

Parcel # 43-530-19-01-00-0-00-000

Address 609 NE SUNDOWN DR
LEES SUMMIT, MO 64064

Lot Size: 17,847 Sq. Ft.

Bldg Area: 2,511 Sq. Ft.

Beds: 4 Baths: 3.5

Year Built: 2021

Tax Code Area: 39

Land Use Code: SF RESIDENCE

Exemption: None

Legal Description: THE ESTATES OF CHAPEL RIDGE 1ST PLAT---LOT 16

Zillow

4 bd | 3 ba | 2,525 sqft

610 NE Lone Hill Dr, Lees Summit, MO 64064

SOLD FAST!

Section 19. Construction, Location, and Size Guidelines. Once commenced, construction will be diligently pursued to completion and residence may not be left in an unfinished condition for more than (30) thirty days without written approval from the Architectural Review Board. Minimum square footage guidelines for residences in the designated areas shall be as follows:

Multi-story residences including two (2) stories shall have at least 2,700 square feet above grade with a minimum two (2) car garage.

Story-and-a-half (1 1/2) residences shall have at least 2,500 square feet above grade with a minimum of 1600 on the main level with a minimum (2) car garage.

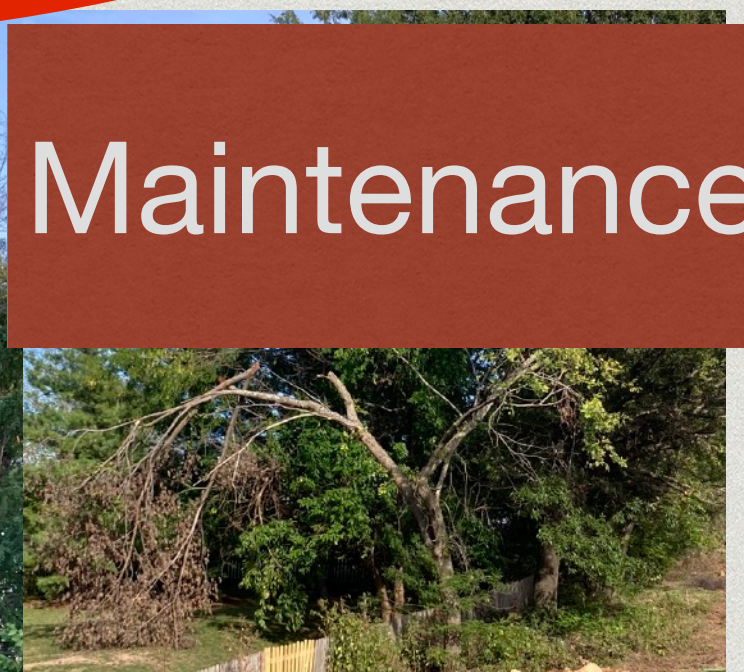
One (1) story or ranch residences shall exclude ranch-with-a-basement plans (raised ranch) and have at least 2,000 square feet with a three (3) car garage.

Reverse story-and-a-half residences shall have at least 2,500 square feet above grade with a minimum of 1600 on the main level with a minimum (2) car garage.

- * Home sizes less than required minimum 2,700 sf
- * No providing of required shade trees (min two, >2" dia.)

Good Neighbor

Maintenance



- * Dead trees falling on neighbor(s) property
- * Mowing only when cited by City violations

PL2024-217 Rezoning



PL2024-217 Rezoning



- * 7 Villa Lots
- * 14 Townhome Lots